



TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • Fax: 954.797.1204 • www.davie-fl.gov

PLANNING REPORT

Project Name
Horseshoe Lake (Trotters Chase)

Application	
Request/Number:	Land Use Plan Amendment/13-327
Owner	Griffin BC Land, LLC
Petitioner	Greenspoon Marder, P.A.
Project Planner	David Abramson
Date of Report	06/03/2014
Date of Public Participation	01/27/2014, 02/03/2014 and 04/03/2014
Date of Public Notification	05/27/2014
Date of Board Review	06/10/2014
Date of Town Council Review	07/30/2014

Location/Site	
Folio/Identification Number	50-41-26-53-0010 and 50-41-26-53-0020
Address	5800 Griffin Road and 4621 Southwest 58 th Avenue
Nearest North/South Road	Florida Turnpike
Nearest East/West Road	Griffin Road
Size (Approx. Acres)	30
Existing Use	Single-Family Homes and Vacant
Future Land Use	Commercial and Residential 3 DU/Acre
Zoning	Griffin Corridor District (East Gateway Zone)
Council District	1
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	Griffin Corridor Vernacular
Flexibility Zone	102
Planning Area	9
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Sunny Lake Bird Sanctuary Park
Nearby Bus Route	N/A

Key Points
<ul style="list-style-type: none">• The request is to amend the land use designations of the subject site from "Commercial and Residential 3 DU/Acre" to "Recreation and Open Space and Residential 10 DU/Acre".• This request is an amendment to both the County and Town's land use plan map.• The site is generally located on the south side of Griffin Road between Southwest 58th Avenue and Southwest 61st Avenue.



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- The site is comprised of two (2) parcels for a total of approximately 30 acres.
- This request is associated with the petitioner's desire to develop the site with a new multi-family residential (townhome) community.
- The proposed land use designation would allow a maximum gross density of 197 dwelling units, however the petitioner has indicated an intention to record a deed restriction on the property to allow a maximum of 188 townhomes.
- The petitioner has provided a conceptual plan depicting two-story townhomes within a grid pattern north of a proposed lake.
- The site is over ten (10) acres in size and will be processed as a large scale amendment.
- The amendment is required to be transmitted to both the County and State for review before the Town can adopt the amendment.
- Staff has determined that mandatory public facilities and services will be available to serve the proposed level of development.
- The petitioner has fulfilled the citizen participation requirement (refer to Attachment 7).

History

1. Related Zoning Information:
 - a. Ordinance No. 2000-007: On February 2, 2000, as part of a larger community planning effort, the Town Council rezoned a portion of the subject site to the Griffin Corridor District (East Gateway Zone).
 - b. Rezoning (ZB 10-02-07) Trotters Chase: On December 19, 2007, as part of a previous development plan, rezoned a portion of the site from Agricultural (A-1) District to Griffin Corridor District (East Gateway Zone).
2. Previous Request(s):
 - a. Plat (P 01-04-06) Trotters Chase: On January 3, 2007, the Town Council approved an application known as the "Trotters Chase" plat.
 - b. Master Site Plan (MSP 01-01-06) Trotters Chase: On December 5, 2007, the Town Council approved this application for a mixed-use development consisting of multi-family, retail, townhome and villa buildings.
 - c. Flex (FX 12-01-05) Trotters Chase: On December 5, 2007, the Town Council approved an application for the allocation of flex, reserve and affordable units in order to be develop residential dwelling units under the current Commercial land use category.
 - d. Delegation (DG 07-01-06) Trotters Chase: On December 5, 2007, the Town Council approved an application for Delegation request to amend the approved restrictive note on the plat known as "Trotters Chase."
 - e. Delegation (DG 10-03-07) Trotters Chase: On December 5, 2007, the Town Council approved an application to vacate a twelve (12) foot utility easement on the plat known as "Trotters Chase".
 - f. Delegation (DG 10-04-07) Trotters Chase: On December 5, 2007, the Town Council approved an application to amend twenty (20) foot drainage easement on the plat known as "Trotters Chase".
 - g. Special Permit (SE 10-01-07) Trotters Chase: On December 5, 2007, the Town Council approved an application to utilize existing buildings on the site as a temporary construction management office, equipment storage and sales center.



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Analysis

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-304(A) for a land use plan amendment application. The Planning and Zoning Board shall make a recommendation upon the application to the Town Council, based upon its consideration of, where applicable, whether or not:

- (1) The proposed change is contrary to the adopted comprehensive plan as amended, or any element or portion thereof;
Policy 6.4 indicates that increases of density and intensity outside of the Regional Activity Center and the Transit Oriented Corridor "shall be discouraged". However, the site is located adjacent to the southern boundary of the Regional Activity Center and is zoned Griffin Corridor District. The overall intensity of the site is also being reduced from the previous development plan and associated flex units, including affordable housing units are to be transferred back to the flex zone.
- (2) The proposed change would create an isolated district unrelated and incompatible with adjacent and nearby districts;
The proposed change will not be considered incompatible with the adjacent uses. The petitioner has provided a development plan that is consistent with the Griffin Corridor District and maintains compatibility by providing adequate buffers, drainage and access.
- (3) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
The existing site boundaries are not illogically drawn and are generally consistent with existing conditions.
- (4) The proposed change will adversely affect living conditions in the neighborhood or the Town of Davie;
The proposed change is not expected to adversely affect living conditions in the neighborhood. The design of the development plan has taken into account existing residential homes by providing adequate buffers, drainage and access.
- (5) The proposed change will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
The proposed change will not excessively increase vehicular traffic. An increase in the residential density will be off-set by the elimination of the existing commercial designation. The traffic circulation analysis provided by the petitioner indicates that the residential community would access off Southwest 58th Avenue and Southwest 61st Avenue. Such roads operate and exceed the adopted level of service (LOS) for the addition of new homes associated with this change.



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- (6) The proposed change will adversely affect other property values;
The proposed change is not anticipated to have adverse affects to other property values. A well-designed residential development plan may enhance surrounding property values with a transition to nearby existing homes.
- (7) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;
The proposed change would not appear to deter development or redevelopment of surrounding properties in accordance with existing regulations.
- (8) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
The petitioner desires to develop a new residential community. This change is not considered a special privilege provided and the development plan of the community is designed to be compatible with surrounding uses.
- (9) There are substantial reasons the property cannot be used in accord with existing regulations;
There is no reason preventing the property to be used in accordance with existing land use designation and regulations.
- (10) The proposed land use designation is the most appropriate designation to enhance the town's tax base, given the site location relative to the pattern of land use designations established on the Future Land Use Plan Map, appropriate land use planning practice, and comprehensive plan policies directing the location and distribution of land uses.
Staff has completed a property tax comparison spreadsheet (see Attachment 4). The spreadsheet indicates that the proposed change would lower property taxes marginally if not developed with existing land use and entitlements.

Recommendations

Staff finds that the application complete and suitable for further review. If approved, staff recommends the following prior to Town Council consideration:

1. Accept the petitioner's volunteer commitments per the attached letter dated June 7, 2014.

Attachments

1. Petitioner Documentation
2. Amendment Application
3. Amendment Exhibits
4. Property Tax Comparison
5. Land Use Map
6. Zoning Map
7. Citizen Participation
8. Noticing Information



888.491.1120
www.gmlaw.com

From the desk of:
Cynthia A. Pasch, AICP
Trade Centre South, Suite 700
100 W. Cypress Creek Road
Fort Lauderdale, Florida 33309-2140
Phone: 954.491.1120
Fax: 954.771.9264
Direct Phone:
Direct Fax:
Email: cynthia.pasch@gmlaw.com

December 17, 2013
Revised June 2, 2014

David Abramson, Deputy Planning
and Zoning Manager
Town of Davie
6591 Orange Drive
Davie, FL 33314-3399

Re: Horseshoe Lake Land Use Plan Amendment

Dear Dave:

On behalf of Griffin B C Land, LLC, we are requesting a land use plan amendment for the property located on the south side of Griffin Road between SW 58 Avenue and SW 61 Avenue. The land use plan designations on the property are currently Commercial and Residential 3 dwelling units per acre. In order to facilitate a townhouse development and stimulate redevelopment in the Griffin Road corridor, we are requesting that the land use plan designations be changed to Residential 10 dwelling unit per acre and Recreation and Open Space. The Recreation and Open Space land use plan designation will ensure that the south 400+/- feet of the property be maintained as lake and wetland and the Residential 10 dwelling unit per acre will result in a 188-unit townhouse development.

We respectfully request that you process this land use plan amendment for review by the Town Council.

Please let me know if you have any questions or require additional information concerning this request.

Sincerely,

GREENSPOON MARDER, P.A.

A handwritten signature in blue ink, appearing to read "Cynthia A. Pasch".

Cynthia A. Pasch, AICP
For the Firm

LAND USE PLAN AMENDMENT REVIEW CRITERIA
Horseshoe Lake Land Use Plan Amendment

(1)The proposed change is contrary to the adopted comprehensive plan as amended, or any element or portion thereof

The Applicant is requesting that the land use plan designations on the Subject Property be changed from Commercial and Residential (3) to Residential (10) and Recreation and Open Space (Proposed Amendment) in order to facilitate development of a 188-unit townhouse development and a 6+/- acre lake. The prior development plan that was approved for the property known as Trotters Chase contained a mix of multi-family dwelling units and commercial development. The Proposed Amendment will eliminate the commercial use and provide for a townhouse development that is more compatible with the surrounding neighborhoods than the prior development plan.

The Applicant held three community meetings to obtain input on the plan from the residents in the vicinity of the Subject Property. A number of changes were made to the development plan in order address the concerns of the residents which resulted in a better plan for the Subject Property and the residents in the area. Therefore, the Proposed Amendment will provide for housing opportunities needed to meet the Town's growing population in a manner that is sensitive to the residents in the area surrounding the Subject Property.

For these reasons, the Proposed Amendment is consistent with the Town's adopted comprehensive plan elements.

(2)The proposed change would create an isolated district unrelated and incompatible with adjacent and nearby districts;

The Proposed Amendment and the resulting development plan were designed with consideration given to the adjacent and nearby districts and uses. The Subject Property is adjacent to Griffin Road which is a major thoroughfare in the Town of Davie. Properties to the east and west of the Subject Property that are also adjacent to Griffin Road are developed with office buildings and a school, respectively. The proposed residential development and the lake represent a transitional land use pattern from Griffin Road to the lower density residential areas to the south of the Subject Property. The lake and landscape buffers proposed on the east and west sides of the Subject Property provide significant buffers between the existing and proposed residential uses.

(3)Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

Due to the lack of residential construction during the past five (5) years, there is a strong demand for residential units in the Town of Davie. The existing Commercial land use plan designation on the Subject Property is not consistent with the market demands at this time. The Proposed Amendment will provide for additional residential units in a manner that is sensitive to the existing residents and businesses in the surrounding area.

(4)The proposed change will adversely affect living conditions in the neighborhood or the Town of Davie;

The Proposed Amendment will enhance the living conditions in the Town by providing residential units needed to serve the Town's projected population. At the same time, the development plan for the property is sensitive to the neighborhood so the amendment will not adversely affect living conditions in the neighborhood. The Applicant held three (3) community meetings to obtain input and comments on the development plan from the residents in the surrounding neighborhood. The development plan that is now being presented by the Applicant incorporates substantial changes that were made as a result of the comments received. For these reasons, the Proposed Amendment will be an asset to the Town and the neighborhood.

(5)The proposed change will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;

The prior development plan that was approved for the Subject Property known as Trotters Chase would have generated approximately 6,000 trips per day. The development plan based on the Proposed Amendment will result in 1,100 trips per day which is a substantial decrease in traffic generated from the Subject Property. In addition, there are three (3) access points for the development which will distribute traffic onto the (3) adjacent roadways and provide access for emergency vehicles.

(6)The proposed change will adversely affect other property values;

The proposed development plan includes 188 for sale townhouse units in keeping with the single family units in the surrounding neighborhoods. The proposed development plan also maximizes the number of higher priced units. The final design of the development was influenced significantly by the input received from the residents in the surrounding neighborhoods. Finally, the development plan

eliminates the commercial and apartment uses that were included in the prior development plan. For these reasons, the land use plan amendment will not adversely affect other property values in the area.

(7)The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;

The land use plan amendment will result in a quality townhouse development and associated improvements that will enhance living conditions in the area. The development plan was designed to be sensitive to the surrounding residential areas. With these attributes, the proposed change will not be a deterrent to the improvement or development in the area.

(8)The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

Any property owner in the Town can petition the Town Council for an amendment to the Town of Davie Land Use Plan. This proposed land use plan amendment is in harmony with the land development standards established by the Town. The Applicant is not requesting a variance from any land development regulations. For these reasons, the Proposed Amendment will not constitute a grant of special privilege to an individual property owner in the Town.

(9)There are substantial reasons the property cannot be used in accord with existing regulations;

Market demand for residential units is currently very strong and additional dwelling units are needed to accommodate the Town's projected population growth. This Proposed Amendment will provide for those dwelling units and at the same time eliminate future commercial development which is not supported by the neighboring residents. Therefore, the Proposed Amendment will enhance land use compatibility in this area of the Town.

(10)The proposed land use designation is the most appropriate designation to enhance the town's tax base, given the site location relative to the pattern of land use designations established on the Future Land Use Plan Map, appropriate land use planning practice, and comprehensive plan policies directing the location and distribution of land uses.

The Subject Property is adjacent to Griffin Road which is a major east-west thoroughfare in the Town of Davie. Prior development plans for the Property were

not developed due to the economic downturn in recent years. The Proposed Amendment provides for an opportunity to stimulate development activity in Griffin Road corridor which is sensitive to the surrounding residential neighbors. The proposed residential development and the lake represent a transitional land use pattern from Griffin Road to the lower density residential areas to the south of the Subject Property.

GreenspoonMarder LAW

888-491-1120
www.gmlaw.com

From the desk of:
Cynthia A. Pasch, AICP
Trade Centre South, Suite 700
100 W. Cypress Creek Road
Fort Lauderdale, Florida 33309-2140
Phone: 954.491.1120
Fax: 954.771.9264
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

June 6, 2014

VIA EMAIL

Mr. David Abramson, Deputy Planning
and Zoning Manager
Town of Davie
6591 Orange Drive
Davie, FL 33314-3399

Re: Horseshoe Lake Land Use Plan Amendment

Dear Dave:

Based on the input we received at the community meetings regarding the proposed Horseshoe Land Use Plan Amendment, our client, Griffin B C Land, LLC, has agreed to the following:

- Recording a declaration on the property in the favor of the Town and County restricting the number of dwelling units to 188;
- Restricting the driveway on SW 58th Avenue to no left turns onto SW 58th Avenue;
- Removing the flex and reserve units that were allocated to the property;
- Constructing a right turn lane on SW 58th Avenue at Griffin Road, subject to approval being granted by the Town, CBDD and any other permitting authority;
- Constructing of a multipurpose trail around the lake that will be maintained by the homeowners association. There will not be any lights on the trail;
- Constructing a sidewalk on SW 48th Street to Sunnyland Park subject to sufficient right-of-way existing for the improvement and approval being granted by the Town and any other permitting authority;
- Maintaining the security required by Broward County for a future traffic signal at Griffin Road and SW 58th Avenue for the timeframe prescribed by Broward County.

Mr. David Abramson
June 6, 2014
Page No. 2

If you have any questions concerning the items listed above, please contact me.

Sincerely,

GREENSPOON MARDER, P.A.

A handwritten signature in black ink, appearing to read 'C. Pasch', with a long horizontal flourish extending to the right.

Cynthia A. Pasch, AICP
Land Planner

CAP/bab

cc: John Gavenas (via e-mail)
Hernan Leonoff (via e-mail)
Gustavo Bogomolni (via e-mail)
Dennis D. Mele, Esq. (via e-mail)

HORSESHOE LAKE

**APPLICATION FOR AMENDMENT TO
TOWN OF DAVIE
AND BROWARD COUNTY
LAND USE PLANS**

**December 2013
Revised May 2014**

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EXHIBITS

Exhibit A	Sketch and Legal
Exhibit B	Location Map
Exhibit C	Sanitary Sewer Service Letter
Exhibit D	Potable Water Service Letter
Exhibit E	Drainage Service Letter
Exhibit F	Solid Waste Service Letter
Exhibit G	Mass Transit Service Letter
Exhibit H	Correspondence from Broward County School Board staff
Exhibit I	Master Site File Letter
Exhibit J	Town of Davie Affordable House Plan Summary
Exhibit K	Proposed Development Plan
Exhibit L	Traffic Study
Exhibit M	Draft Declaration

1. LETTER OF TRANSMITTAL

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided.

- B. Date local governing body held transmittal public hearing.**

The Town of Davie public hearing schedule is as follows:

Local Planning Agency – June 10

Town Council transmittal hearing – July 30

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

The amendment area is not within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

- D. Whether the amendment is one (1) of the following:**
*Development of Regional Impact
*Small-scale development activity (per Florida Statutes)
*Emergency (please describe on separate page)
*Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)

The amendment is not one of the amendment types listed above.

2. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case numbers.**

LA 13-327 Horeshoe Lake

- B. Proposed month of adoption of local land use plan amendment.**

The anticipated month of adoption of the local land use plan amendment is December, 2014.

C. Name, title, address, telephone (1), facsimile number and e-mail of the local government contact.

David Abramson, Deputy Planning and Zoning Manager
Town of Davie
6591 Orange Drive
Davie, Florida 33314
Telephone: 954-797-1048
Facsimile: 954-797-1204
E-mail: david_abramson@davie-fl.gov

D. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan Amendment.

To be provided.

E. Description of public notification procedures followed for the amendment by the local government.

The Town of Davie ("Town") public notification procedures as specified by the Town's Code of Ordinances require posted, mailed and published notice of the public hearing. In addition to any requirements of the Florida Statutes, not less than fourteen (14) days prior to the public hearing, the notice will be mailed to surrounding property owners within five hundred (500) feet of the exterior boundary of the Subject Property. Finally, the Town requires the Applicant to hold two public participation meetings.

3. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

Griffin BC Land, LLC
1915 Harrison Street
Hollywood, Florida 33020
Contact: Hernan Leonoff
Telephone: 954-929-5229
Facsimile: 954-929-5226
E-mail: hleonoff@mg3developer.com

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Greenspoon Marder, P.A.
100 West Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Contact: Dennis D. Mele, Esq.
Telephone: 954-527-2409
Facsimile: 954-333-4009
E-mail: dennis.mele@gmlaw.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

Griffin BC Land, LLC
1915 Harrison Street
Hollywood, Florida 33020
Contact: Hernan Leonoff
Telephone: 954-929-5229
Facsimile: 954-929-5226
E-mail: hleonoff@mg3developer.com

D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

The fee is included with the transmittal of this amendment.

E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).

The Applicant is requesting that the land use plan designation on the Subject Property be changed from Commercial and Residential (3) to Residential (10) and Recreation and Open Space ("Proposed Amendment"). The Subject Property is located in the Town's Griffin Road Corridor. The Town's Regional Activity Center and the Griffin Road Corridor currently have a significant amount of commercial and office use which is adequate to meet the needs of the Town at this time. There is little demand for additional commercial and office use but a very strong demand for residential units that are needed to accommodate future population increases. The Applicant will record a declaration restricting the property to 188 townhouse units that will help to meet the residential demands in the Town. In addition, the development will help to stimulate future redevelopment in the Griffin Road Corridor by expanding the customer base needed for commercial development.

The Applicant has developed a master plan for the Subject Property which is sensitive to the surrounding neighborhood. The townhouse units will be concentrated on the northern portion of the Subject Property with a substantial open space buffer on the southern 400 feet. The buffer will enhance the compatibility of the proposed development and also provide for a wetland mitigation area. The buffer and mitigation area will be preserved with the Recreation and Open Space land use plan designation.

The Applicant met with the residents of the adjoining neighborhoods three (3) times before the Proposed Amendment was scheduled for public hearings. Those meetings resulted in several revisions to the site plan to address the residents' concerns.

4. SUBJECT PROPERTY DESCRIPTION

A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The Subject Property is located on the south side of Griffin Road between SW 58 Avenue and SW 61 Avenue in the Town of Davie. The Subject Property is platted as Trotters Chase.

The Subject Property consists of 30± gross acres which includes half of the adjacent right of way for Griffin Road, SW 58 Avenue and SW 61 Avenue.

B. Sealed survey, including legal description of the area proposed to be amended.

A survey of the Subject Property is provided in **Exhibit A**.

C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

See **Exhibit B**.

5. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the Subject Property. If multiple land use designations, describe gross acreage within each designation.**

	Broward County	Town of Davie
Current	Commercial Residential (3)	Commercial Residential (3)
Proposed	19.7 acres Residential (10) 10.4 acres Recreation and Open Space	19.7 acres Residential (10) 10.4 acres Recreation and Open Space

- B. Current land use designations for the properties adjacent to the subject property are as follows:**

North: Recreation and Open Space
 South: Residential (1) and Residential (3)
 East: Commercial, Residential (5), Residential (1)
 West: Regional Activity Center, Residential (3), Commercial

- C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.**

The flexibility provisions of the *Broward County Land Use Plan* have not been used for areas adjacent to the Subject Property.

- D. Existing use of Subject Property and adjacent areas.**

Subject Property : Single Family and Vacant

Adjacent Properties: North: Griffin Road and Canal
 South: Single Family
 East: Single Family and Office
 West: Single Family, School, Daycare

- E. Proposed use of the Subject Property including proposed square footage for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.**

The Applicant is proposing 188 townhouse units on the Subject Property.

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.**

For the purpose of this analysis, the maximum allowable development on the Subject Property according to the Town of Davie Land Use Plan is 121,000 square feet of commercial use on 12.1 acres designated Commercial and 53 dwelling units on 17.9 acres of Residential (3). The existing land development approvals for the Property exceed these amounts as a result of the allocation of flexibility rules.

- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or Development of Regional Impact. If so, indicate the name of the development; provide the site plan or plat number; provide a location map; and, identify the proposed uses.**

The Subject Property is not part of a larger development project.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. Sanitary Sewer Analysis

- 1. Identify whether the Subject Property or a portion is currently and/or proposed to be serviced by septic tanks.**

There are no septic tanks on the Subject Property. Future development on the Subject Property will not utilize septic tanks.

- 2. Identify the sanitary sewer facilities serving the Subject Property including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.**

The Subject Property is served by the Davie Wastewater Treatment Plant. The Town's recently expanded wastewater treatment system has a combined capacity of 8.35 MGD. The current plus committed demand is 3.83 MGD. No other plant expansions are planned at this time.

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Current Land Use Plan Designation: Commercial and Residential (3)		
Development Intensity	Generation Rate*	Demand
53 single family	300 GPD/DWELLING UNIT	0.02 MGD
121,000 sq. ft. commercial	.1 GPD/SQ. FT.	0.01 MGD
Proposed Land Use Plan Designation: Residential (10) and Recreation and Open Space		
Development Intensity	Generation Rate*	Demand
188 townhouse	225 GPD/DWELLING UNIT	0.04 MGD
Net Change: +.01		MGD

*Town of Davie Comprehensive Plan, Infrastructure Element

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

According to the Infrastructure Element of the Town's Comprehensive Plan, the wastewater demand is projected to be 8.12 MGD in 2015 and 9.54 in 2018.

5. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See attached Exhibit C.

B. Potable Water Analysis

1. **Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed Subject Property through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.**

The Subject Property is located in the Town of Davie service boundary. The Town operates a Water Treatment Plant that serves the Subject Property which has a current capacity of 13 MGD. The Town operates a reverse osmosis groundwater treatment plant that treats brackish water from the Floridan aquifer. The Town has eight (8) withdrawal facilities for the Biscayne Aquifer and ten (10) withdrawal facilities for the upper Florida Aquifer.

2. **Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

Plant Capacity:

The current wastewater treatment plant capacity is 13 MGD.

Wells:

The annual allocation from the Biscayne Aquifer is 1830.8 MG and 5413.3 MG from the Floridan aquifer according to SFWMD Permit No. 06-00134-W. SFWMD Permit No. 06-00134-W expires in October 2030.

3. **Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.**

The permitted capacity of the water treatment plant is 13 MGD. The current and committed capacity is 4.1 MGD. SFWMD issued a water use permit for Davie (Permit 06-00134-W) which allows an allocation of 1830.8 MG from the Biscayne aquifer and 5413.3 MG from the Floridan aquifer. According to SFWMD Permit No. 06-00134-W, the raw water allocation of 7.244 million gallons per year is sufficient to meet the public water supply demands for the Town's service area which is projected to serve 91,091 in 2030 with an average per capita use rate of 145 gpd. The permit projects a total annual demand of 3,665.45 MG in 2020 and 5,799 MG in 2030.

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Current Land Use Plan Designation: Commercial and Residential (3)		
Development Intensity	Generation Rate*	Demand
53 single family	300 GPD/DU	0.02 MGD
121,000 sq. ft. commercial	.1 GPD/SQ. FT.	0.01 MGD
Proposed Land Use Plan Designation: Residential (10) and Recreation and Open Space		
Development Intensity	Generation Rate*	Demand
188 townhouse	281.75 GPD/DWELLING UNIT	0.05 MGD
	Net Change: +.02	MGD

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

The projected annual public water supply demand for 2020 is projected to be 3,665 MG and 5,799 MG in 2030.

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit D.

C. Drainage Analysis

- 1. Provide the adopted level of service standard for the service area in which the amendment is located.**

The adopted level of service standards for drainage facilities as contained in the Town's Comprehensive Plan are as follows:

Federal Emergency Management Administration (F.E.M.A.) criteria for minimum floor elevations of building sites within the flood hazard area, and floodplain protection provisions

Maximum allowable discharges of 3/4" per acre per day for properties west of 100th Avenue and 1 1/2" per acre per day for properties east of 100th Avenue.

SFWMD and Central Broward Drainage District standards are implemented for minimum floor and pavement elevations.

- 2. Identify the drainage district and drainage systems serving the amendment area.**

The Subject Property is located in the Central Broward Drainage district and is controlled by the S-13 pump station on the C-11 canal.

- 3. Identify any planned drainage improvements, including year, funding sources and other relevant information.**

In accordance with the Central Broward Water Control District, 25% minimum water area will be provided on the Subject Property to meet surface water management required storage for the 10 year, 25 year and 100 year storm events. All water will be stored up to the 25 year-3day storm event and will then discharge through a control structure which will limit discharge to 1-1/2" per day, into the Central Broward Drainage District Canal to the east. Ultimate discharge is into the South Florida Water Management District's C-11 Canal. Best management practices will be provided, including pollution retardant baffles on structures prior to outfalls into the lake system. All designs will be in accordance with the SFWMD, Central Broward Water Control District, and Town of Davie.

- 4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the Subject Property. Identify the permit number(s), or application number(s) if the project is pending, for the Subject Property. If a Subject Property is not required to obtain a SFWMD permit, provide documentation of same.**

SFWMD Permit 06-05958P was issued for a prior development plan for the Subject Property. A new surface water permit is required for the current proposed development plan but has not yet been submitted to SFWMD.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.**

The information should include the wet season water level for the Subject Property, design storm elevation, natural and proposed land elevation, one (1) hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The development in the surrounding area meets the adopted level of service.

6. **Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit E for correspondence from CBDD.

D. Solid Waste Analysis

1. **Provide the adopted level of service standard for the municipality in which the amendment is located.**

The adopted level of service for solid waste as contained in the Town's Comprehensive Plan for residential uses is 8.9 pounds per unit per day.

2. **Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The Town contracts with Sun Bergeron for solid waste disposal services. Solid waste is hauled to and processed at the Sun Bergeron's Sun 12 facility located at 2380 College Avenue in Davie, Florida. This facility is capable of processing 2,000 tons of Class I waste per day and 600 tons/day

source separated mixed recyclables/recovered materials. The current demand is 1,000 tons per day.

3. **Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Current Land Use Plan Designation: Commercial and Residential (3)		
Development Intensity	Generation Rate*	Demand
53 single family	8.9 lbs/DWELLING UNIT	472 lbs
121,000 sq. ft. commercial	4 lbs/100 sq. ft.	4,840 lbs
Proposed Land Use Plan Designation: Residential (10) and Recreation and Open Space		
Development Intensity	Generation Rate*	Demand
188 townhomes	8.9 lbs/DWELLING UNIT	1,673 lbs
Net Change: -3,639 lbs		

* Broward County Land Development Code

4. **Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit F.

E. Recreation and Open Space Analysis

1. **Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.**

The Town adopted level of service standard for local level parks is ten (10) acres of land per 1,000 residents.

2. **Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.**

The following parks will serve the Subject Property:

- a. **Regional Parks:** Tree Tops – 172 acres
- b. **Community Parks:** Bergeron Rodeo Grounds– 10 acres
Linear Park on C-11 canal– 36 acres

- c. Open Space: The on-site wetland mitigation area and lake will provide open space within the Subject Property.

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Current Land Use Plan Designation: Commercial and Residential (3)		
Development Intensity	Generation Rate*¹	Demand
53 single family	10 acres/1,000 population	1.7 acres
Proposed Land Use Plan Designation: Residential (10) and Recreation and Open Space		
Development Intensity	Generation Rate*²	Demand
188 townhomes	10 acres/1,000 population	3.76 acres
Net Change: +2.06 acres		

*¹Based on 3.3 persons per dwelling unit, Broward County Land Development Code

*²Based on 2.0 persons per dwelling unit

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

According to Table 1 of the Parks, Recreation, Open Space and Conservation Element of the Town's Comprehensive Plan, the Town has 1,810 acres of land designated for parks and open space. Of that total 932 qualifies to meet the Broward County Land Use Plan requirements. Based on the most recent population figures and projections prepared by Broward County, 917 acres are needed to serve the current population and 1,037 acres are needed to serve the 2035 projected population. The Town has more than enough land reserved for parks and open space to serve the current and future population, including the future residents of the Trotters Chase development.

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The Subject Property is located adjacent to Griffin Road. The 2011 operating characteristics for Griffin Road are provided below. This is the most current information published by the Broward County Metropolitan Planning Organization and Florida Department of Transportation.

2012 Daily Conditions ⁽¹⁾			
Griffin Road Segment	AADT	Capacity	LOS
76 Avenue to Davie Road	25,533	50,300	B
Davie Road to Florida Turnpike	34,000	50,300	C

⁽¹⁾ Broward County Roadway Capacity Report for 2011 and 2035. and Broward County Metropolitan Planning Organization

2. **Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long range planning horizons. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.**

The Broward County Metropolitan Planning Organization publishes traffic data for the 2012 and 2035. To calculate the conditions on Griffin Road for the short range condition (2017), a straight line interpolation was utilized. The results of this analysis and the Broward County Metropolitan Planning Organization data for 2035 are provided below.

2017 Daily Conditions			
Griffin Road Segment	AADT	Capacity ⁽¹⁾	LOS
76 Avenue to Davie Road	27,100	50,300	B
Davie Road to Florida Turnpike	34,835	50,300	C

2035 Daily Conditions ⁽¹⁾			
Griffin Road Segment	AADT	Capacity	LOS
76 Avenue to Davie Road	32,788	50,300	C
Davie Road to Florida Turnpike	37,835	50,300	C

⁽¹⁾ Broward County Roadway Capacity Report for 2011 and 2035 and Broward County Metropolitan Planning Organization

3. **Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the Subject Property and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.**

In accordance with the Broward County Planning Council procedures, the Planning Council staff will analyze the impacts of the Proposed Amendment before transmittal to the Florida Department of Economic Opportunity. Planning Council staff will also evaluate if any roadway improvements are required to mitigate the impacts of the Proposed Amendment. The Applicant will work with Town and Planning Council staff to address any traffic impacts of the Proposed Amendment prior to final adoption.

4. Provide any transportation studies relating to this amendment, as desired.

There are no transportation studies provided with this application. The Planning Council will complete a traffic analysis which will be available prior to the final adoption of the Proposed Amendment.

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one (1)-quarter of a mile.

Broward Transit Routes 9 and 12 serve the Subject Property. Routes 9 and 12 generally operate on 45 minute headways on weekdays and weekends. The Broward County short and long range mass transit plans do not anticipate providing additional transit service to the Subject Property or to nearby properties.

2. Quantify the change in mass transit demand resulting from this amendment.

The Proposed Amendment will add 188 residential units to the Subject Property. Routes 9 and 12 currently have adequate capacity to handle the additional transit trips associated with the Proposed Amendment.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit G.

4. Describe how the proposed amendment furthers or supports mass transit use.

The proposed Amendment supports mass transit use by adding residential density in a mass transit service area which helps to provide additional potential transit rider.

H. Provision of Open Space

As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Objective 5.04.00 and Policies 5.04.01, 5.04.02, 5.04.03 and 5.04.04 (a. through e.).

POLICY 5.04.01 Local governments shall pursue programs, including acquisition of open space areas from willing sellers that will ensure the provision of and access to open space areas consistent with their adopted comprehensive plans and the Broward County Land Use Plan.

The Town's Comprehensive Plan documents that the Town has acquired and protected open space to serve the Town's needs. The Town has adopted a level of service standard of ten (10) acres per 1,000 population. The Town currently has an excess of park acreage to serve the current population and future population.

POLICY 5.04.02 Residential and non-residential areas, including downtown areas, should be encouraged to provide open space and other passive recreation areas.

The proposed site plan for the Subject Property includes a lake and wetland mitigation area that will provide additional open space for the residents. The Applicant will provide a multi-purpose trail around the lake that will be available to the residents of the proposed development and the public. In addition, the Applicant will address open space needs of the residents of the Subject Property during the site plan approval process.

POLICY 5.04.03 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

The Applicant proposes to preserve the lake and wetland mitigation area on the Subject Property by being designated as Recreation and Open Space on the land use plan map. In addition, the lake and wetland will provide a 400 foot buffer between the proposed townhouse development and the existing residences to the south. Therefore, the Proposed Amendment will result in preservation of open space and substantial buffers.

POLICY 5.04.04 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following: ...

This Subject Property does not include a golf course and therefore, this policy is not applicable.

I. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County, as per Policy 8.07.01 of the BCLUP, an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per The School Board of Broward County, Florida, Policy 1161, amended and adopted January 15, 2008, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss this review as soon as possible.

1. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

The public schools that serve the Subject Property are Silver Ridge Elementary, Driftwood Middle and Hollywood Hills High. A summary of the operating conditions are provided below.

In accordance with the procedures of the Broward County Planning Council and the Broward School Board ("School Board"), the proposed amendment will be transmitted to the School Board for review after the amendment is submitted to the Broward County Planning Council. The School Board's analysis of the Proposed Amendment will be provided prior to final adoption. Confirmation of this process is provided in **Exhibit H.**

2. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

School	Enrollment* 2013/2014 school year	Permanent Capacity**	Over/(under) FISH Capacity
Silver Ridge Elementary	864	1,056	(192)
Driftwood Middle	1,527	1,729	(202)
Hollywood Hills High	2,274	2,715	(441)

*Planning Tool for School Enrollment and Capacity, the Broward County School Board.

3. **Identify the additional student demand resulting from this amendment – calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.**

Current Land Use Plan Designation: Commercial and Residential (3)		
Development Intensity	Generation Rate	Demand
53 Single Family	Elementary - .24	13 Elementary students
	Middle - .124	7 Middle students
	High - .14	8 High students
Proposed Land Use Plan Designation: Residential (10) and Recreation and Open Space		
Development Intensity	Generation Rate	Demand
188 Townhouse	Elementary-- .126	24 Elementary students
	Middle --.061	11 Middle students
	High --.084	16 High students
Net Change:		
	11 Elementary students	
	4 Middle students	
	8 High students	

4. **Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan – provide student demand projections and information regarding planned permanent design capacities and other relevant information.**

No capacity increases are required at the schools that currently serve the Subject Property to accommodate the Proposed Amendment.

5. **Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.**

The School Board has the ability to add portables and/or use the annual boundary change process as alternatives to permanent capacity improvements.

7. **ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. **Historic sites or districts on the National Register of Historic Places or locally designated historic sites.**

The Applicant is not aware of any historic sites or districts on the National Register of Historic Places or locally designated historical sites that exist on the Subject Property.

- B. **Archaeological sites listed on the Florida Master Site File.**

Based upon a review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File, there are no archaeological sites within the Subject Property. The Master Site File identifies three buildings on the Subject Property that have not been designated by the Town for preservation. **See Exhibit I.**

- C. **Wetlands.**

Low quality wetlands do exist on the Subject Property. As compensation for permission to dredge and fill the existing wetlands, the Applicant will incorporate a wetland mitigation area into the proposed site plan for the Subject Property.

- D. **Local Areas of Particular Concern as identified within the Broward County Land Use Plan.**

There are no designated Local Areas of Particular Concern (LAPC's) located on, or adjacent to, the Subject Property, including parcels that may be designated LAPC's, Natural Resource Areas (NRA's), Environmentally Sensitive Lands (ESL's), or native Upland Tree Resources.

- E. Priority Planning Area Map in Broward County Land Use Plan Policy A.03.05 regarding sea level rise.**

The amendment area is not located in a priority planning area for sea level rise.

- F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.**

The Applicant is not aware of any endangered or threatened species or species of special concern or commercially exploited species inhabiting the Subject Property.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.**

The Applicant is not aware of any plants on the Subject Property that are listed in the Regulated Plan Index for protection.

- H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone (1) of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone (1) and any provisions which will be made to protect the wellfield.**

The Subject Property is not located within a wellfield protection zone.

- I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.**

According to the *Broward County Natural Resource Map Series*, Lauderhill-Dania Association soils are present on the Subject Property. The soils for this association are severely limited for development. Development on the Subject Property will require that the organic material be removed and replaced with clean fill. In addition, the elevation of the Subject Property must be increased to appropriate elevation for flood protection.

- J. Beach Access – Indicate if the Subject Property fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

The Subject Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

8. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

The dwelling units proposed for the Subject Property will not meet the County's definition of affordable. The Town's Comprehensive Affordable Housing Plan is summarized in **Exhibit J**.

9. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The Applicant is requesting that the land use plan designation on the Subject Property be changed from Commercial and Residential (3) to Residential (10) and Recreation and Open Space. The Applicant will record a declaration restricting development to 188 townhouse units. The resulting development will comply with the applicable land development code requirements to ensure proper buffers between land uses. In addition, the development will include a wetland and lake area in the southern portion of the property that will provide additional protection for the surrounding neighborhood.

The Applicant invited the residents of the surrounding neighborhoods to three (3) public participation meetings concerning the Proposed Amendment application and the proposed development plan. The Applicant made substantial revisions to the initial development plan as a result of the input received from those who attended the meetings. These changes included:

1. A reduction of the number of dwelling units;
2. Changes to the turning movements at the eastern driveway;
3. Construction of additional off-site improvements not required by the approved Plat;
4. Reconfiguration of the lake; and
5. Addition of a multi-purpose path that will be accessible to the public.

All of the above changes were made to improve the compatibility of the proposed development with the surrounding neighborhoods. The proposed development plan is provided as **Exhibit K**.

10. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone (1) as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The Subject Property is not located within an evacuation zone.

11. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Subject Property not located within a Community Redevelopment Area.

12. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed Subject Property is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The Subject Property is not located adjacent to another local government.

13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

List of goals, objectives and policies of the Broward County Land Use Plan which the proposed amendment furthers.

GOAL A.00.00

PROMOTE AND COORDINATE A DESIRABLE AND EFFICIENT LAND USE PATTERN FOR THE BENEFIT AND ENJOYMENT OF ALL BROWARD COUNTY RESIDENTS, VISITORS AND ECONOMIC INTERESTS WHICH MAXIMIZES PRESERVATION AND CONSERVATION OF NATURAL RESOURCES.

**OBJECTIVE 1.01.00 RESIDENTIAL DENSITIES AND PERMITTED USES
IN RESIDENTIAL AREAS**

Accommodate the projected population of Broward County by providing adequate areas on the Future Broward County Land Use Plan Map (Series) intended primarily for residential development, but which also permit those non-residential uses that are compatible with and necessary to support residential neighborhoods.

**OBJECTIVE 1.06.00 AESTHETICS, LANDSCAPING, AND CODE
ENFORCEMENT**

Develop and implement land use controls which promote residential neighborhoods that are attractive, well-maintained and contribute to the health, safety and welfare of their residents.

**GOAL 5.00.00 PROVIDE RECREATION AND OPEN SPACE AREAS WHICH
MEET RESIDENT NEEDS AND ARE COMPATIBLE WITH THE TROPICAL AND
RESORT CHARACTER OF BROWARD COUNTY.**

**GOAL 8.00.00 PHASE GROWTH CONSISTENT WITH THE PROVISION OF
ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.**

**OBJECTIVE 8.01.00 COORDINATE FUTURE LAND USES WITH
AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES**

Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

POLICY 8.01.09(2) In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination

of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

OBJECTIVE 8.03.00 EFFICIENT USE OF URBAN SERVICES

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

OBJECTIVE 8.07.00 COORDINATE BROWARD COUNTY FUTURE LAND USES WITH THE AVAILABILITY OF PUBLIC ELEMENTARY AND SECONDARY EDUCATION FACILITIES

Ensure through the future land use planning process and intergovernmental coordination that public elementary and secondary education facilities will be available to meet the current and future needs of Broward County's school population.

14. POPULATION PROJECTIONS

A. Population projections for the 20 year planning horizon (indicate year).

The population of the Town in the year 2010 as published by the Broward County Planning and Redevelopment Division was 91,698. The Town's population is projected to be 103,749 in the year 2035.

B. Population projections resulting from proposed land use (if applicable).

Based on a household size of 2.64 persons per townhouse the proposed amendment would add 496 persons to the Town's population. Based on the best available data, the Town's 2035 population with the Proposed Amendment is projected to be 104,245.

C. Using population projections for the 20 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

The proposed Amendment will provide 188 dwelling units that are needed to accommodate the 103,749 persons that are projected by Broward County to reside in the Town in 2035.

15. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

As requested by Town staff, an analysis of the Proposed Amendment's impact on the adjacent local roads is provided in **Exhibit L**.

B. Any proposed voluntary mitigation or draft agreements.

See **Exhibit M**.

C. Police Protection.

The Town of Davie operates its own police department which provides adequate protections for the residents, businesses and visitors. This Proposed Amendment will not create any unusual demands for the police department.

D. Fire Protection.

The Town of Davie operates its own fire department which provides adequate protections for the residents, businesses and visitors. This Proposed Amendment will not create any unusual demands for the fire department.

16. PLAN AMENDMENT COPIES

- A. 15 copies for the BCPC. (Please include additional copies, if Subject Property is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.**
- B. 1 hard copy and 11 digital copies, as required by DEO, of the corresponding local land use plan amendment application, if transmitting to DEO, including transmittal letter from municipality to DEO. For small scale land use plan amendments, 1 hard copy and 5 digital copies must be submitted.**

To be provided prior to transmittal to DEO.

EXHIBIT A

DESCRIPTION

Commercial to Residential (10.7) SHEET 1 OF 2

A parcel of land being Parcel A, **TROTTERS CHASE**, according to the Plat thereof, as recorded in Plat Book 178, page 41 of the Public Records of Broward County, Florida, together with a portion of Griffin Road, as depicted in the Florida Department of Transportation Right-of-Way Map, Section 86015-2506 and a portion of S.W. 58th Avenue, all being more particularly described as follows:

BEGIN at the southwest corner of said Parcel A; thence along the West line of said Parcel A, North 1°41'43" West, 466.29 feet to the northwest corner of said Parcel A; thence continue North 1°41'43" West, 73.23 feet to a point on the center of the Right-of-Way for Griffin Road as shown on said Plat; thence along said line, North 88°28'36" East, 976.88 feet; thence along the center of Right-of-Way of S.W. 58th Avenue as shown on said Plat, South 1°40'19" East, 362.95 feet; thence North 88°16'15" East, 12.50 feet; thence along the aforementioned center of Right-of-Way of S.W. 58th Avenue, South 1°40'19" East, 173.65 feet; thence South 88°18'17" West, 40.00 feet to the southeast corner of said Parcel A; thence along the South line of said Parcel A, continue South 88°18'17" West, 949.11 feet to the Point of Beginning.

Said lands lying and situate in the Town of Davie, Broward County, Florida, and containing 12.1147 acres (527, 706 square feet), more or less.

SURVEYOR'S NOTES

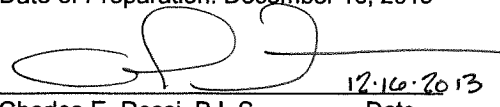
- Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
- Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
- This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
- This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
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- Sources of information used in the preparation of this Sketch and Description are as follows:
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 - Plat of EVERGLADE LAND SALES COMPANY SUBDIVISION, Plat Book 2, Page 34, Miami-Dade County Records;
 - Plat of JOHN W. NEWMANS SURVEY, Plat Book 2, Page 26, Miami-Dade County Records;
 - FDOT R/W Map Section 86015-2506 for State Road 818, Griffin Road;
 - Paving, Grading & Drainage Plan prepared by Sun-Tech Engineering, Job No. 11-3421, last revision date 2/21/2013.
- Sun-Tech Engineering, Inc., is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
- The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
- Bearings shown hereon are based on an assumed datum and are relative to a South line of Parcel A, bearing South 88°18'17" West.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: December 16, 2013


12.16.2013

Charles E. Rossi, P.L.S. Date
Professional Surveyor and Mapper
Florida Registration No. 4798

DATE	REVISION	BY	CHK.



Sun-Tech Engineering, Inc.

Engineering - Surveying - Planning
Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311

Phone (954) 777-3123
Fax (954) 777-3114

3541sk1PerA.dwg

JOB No.:

13-3541



B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
D.C.R.	MIAMI-DADE COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
(TYP)	TYPICAL
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
NO.	NUMBER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

Engineering - Surveying - Planning
Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311

Phone (954) 777-3123
Fax (954) 777-3114

DESCRIPTION**SHEET 1 OF 2**

A parcel of land being a portion of Parcel B, **TROTTERS CHASE**, according to the Plat thereof, as recorded in Plat Book 178, page 41 of the Public Records of Broward County, Florida, together with a portion of S.W. 58th Avenue and a portion of S.W. 61st Avenue, all being more particularly described as follows:

BEGIN at the most northerly northwest corner of said Parcel B; thence along the North line of said Parcel B, North 88°18'17" East, 949.11 feet to the northeast corner of said Parcel B; thence continue North 88°18'17" East, 40.00 feet to a point on the centerline of S.W. 58th Avenue as shown on said Plat; thence along said line, South 1°40'19" East, 150.95 feet; thence South 88°14'30" West, 167.73 feet to a point on arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 55.00 feet, a central angle of 90°00'00", an arc distance of 86.39 feet; thence tangent to said curve, South 1°45'30" East, 196.33 feet; thence South 88°14'30" West, 624.00 feet; thence North 1°45'30" West, 196.97 feet to a point on the arc of a tangent curve; thence northwesterly along the arc of said curve being concave to the southwest, having a radius of 55.00 feet, a central angle of 90°00'00", an arc distance of 86.39 feet; thence tangent to said curve, South 88°14'30" West, 32.38 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 55.00 feet, a central angle of 89°56'13", an arc distance of 86.33 feet to a point on the West line of said Parcel B; thence along said line, North 1°41'43" West, 25.00 feet to a corner of said Parcel B; thence along a South line of said Parcel B, South 88°14'30" West, 305.00 feet to the most westerly southwest corner of said Parcel B; thence continue South 88°14'30" West, 25.00 feet to a point on the centerline of said S.W. 61st Avenue as shown on said Plat; thence along said line, North 1°41'44" West, 66.00 feet; thence North 88°14'30" East, 25.00 feet to the most westerly northwest corner of said Parcel B; thence along a North line of said Parcel B, continue North 88°14'30" East, 305.00 feet to a corner of said Parcel B; thence along the aforementioned West line of said Parcel B, North 1°41'43" West, 115.35 feet to the Point of Beginning.

Said lands lying and situate in the Town of Davie, Broward County, Florida, and containing 7.5828 acres (330,308 square feet), more or less.

SURVEYOR'S NOTES

- Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
- Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
- This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
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- Bearings shown hereon are based on an assumed datum and are relative to a South line of Parcel A, bearing South 88°18'17" West.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.
Date of Preparation: May 13, 2014

Donald L. Cooper

Donald L. Cooper, P.S.M. Date
Professional Surveyor and Mapper
Florida Registration No. 6269

DATE	REVISION	BY	CHK.
5/14/2014	REVISED BOUNDARY	VV	DC



Sun-Tech Engineering, Inc.

Engineering - Surveying - Planning

Certificate of Authorization Number LB 7019

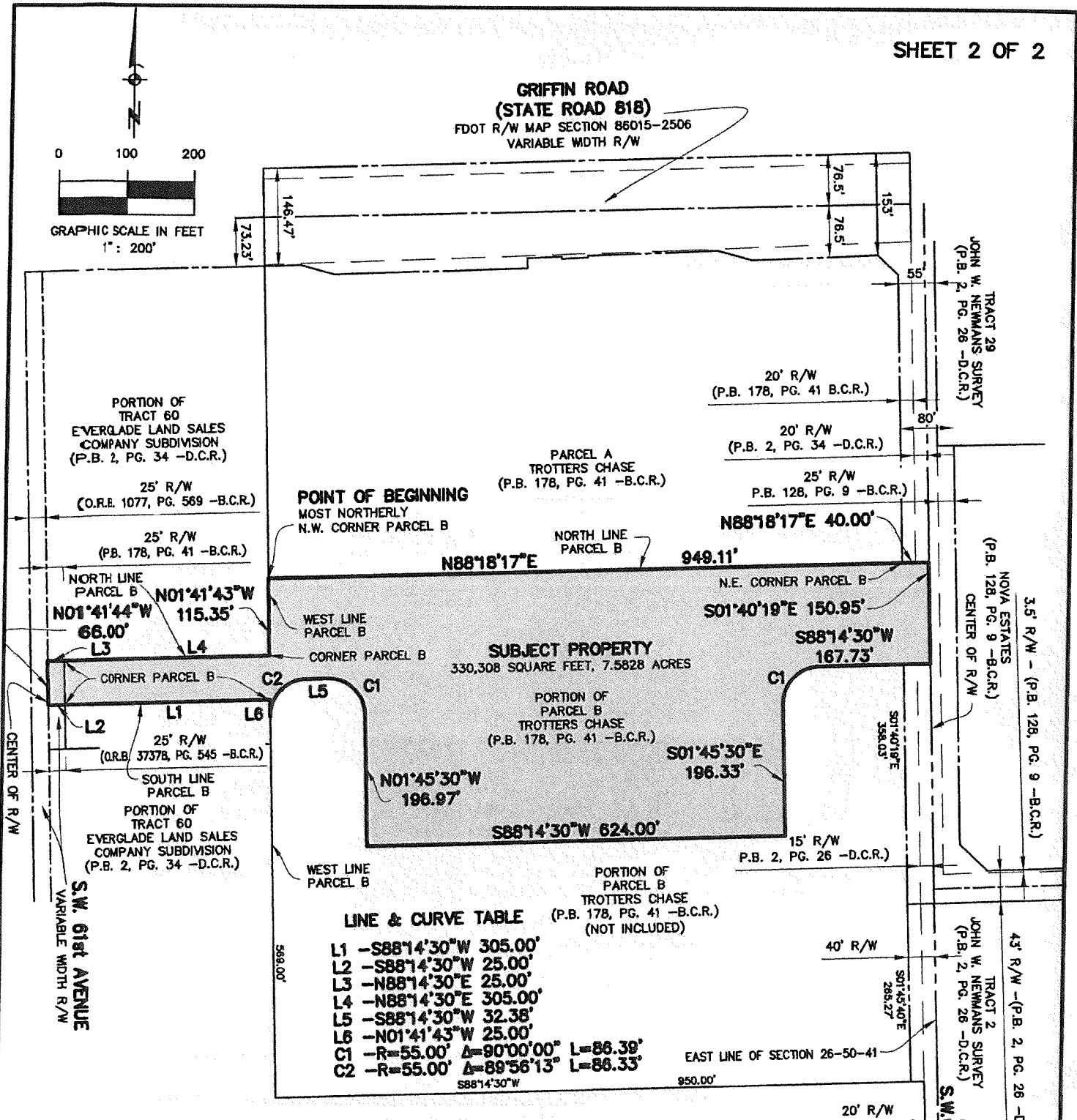
1600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311

Phone (954) 777-3123
Fax (954) 777-3114

3541sk2ParBrev2.dwg

JOB No.:

13-3541



KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
D.C.R.	MIAMI-DADE COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
(TYP)	TYPICAL
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
NO.	NUMBER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION



Sun-Tech Engineering, Inc.

Engineering - Surveying - Planning
Certificate of Authorization Number LB 7018

1600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311

Phone (954) 777-3123
Fax (954) 777-3114

3541ek2ForBrev2.dwg

JOB No.:

13-3541

DESCRIPTION

A parcel of land being a portion of Parcel B, **TROTTERS CHASE**, according to the Plat thereof, as recorded in Plat Book 178, page 41 of the Public Records of Broward County, Florida, together with a portion of S.W. 58th Avenue, all being more particularly described as follows:

BEGIN at the southwest corner of said Parcel B; thence along the West line of said Parcel B, North 1°41'43" West, 569.00 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 55.00 feet, a central angle of 89°56'13", an arc distance of 86.33 feet; thence tangent to said curve, North 88°14'30" East, 32.38 feet to a point on the arc of a tangent curve; thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 55.00 feet, a central angle of 90° 00'00", an arc distance 86.39 feet; thence tangent to said curve, South 01°45'30" East, 196.97 feet; thence North 88°14'30" East, 624.00 feet; thence North 01°45'30" West, 196.33 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 55.00 feet, a central angle of 90° 00'00", an arc distance of 86.39 feet; thence tangent to said curve, North 88°14'30" East, 127.73 feet to a point on the East line of said Parcel B; thence continue North 88°14'30" East, 40.00 feet to the centerline of S.W. 58th Avenue as shown on said Plat; thence along said line, South 1°40'19" East, 358.03 feet; thence South 88°14'30" West, 20.00 feet to a point on the aforementioned centerline of S.W. 58th Avenue; thence along said line, South 1°55'56" East, 265.27 feet; thence South 88°14'30" West, 20.00 feet to the southeast corner of said Parcel B; thence along the South line of said Parcel B, South 88°14'30" West, 950.00 feet to the Point of Beginning.

Said lands lying and situate in the Town of Davie, Broward County, Florida, and containing 10.3896 acres (452,570 square feet), more or less.


SURVEYOR'S NOTES

1. Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
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10. Bearings shown hereon are based on an assumed datum and are relative to a South line of Parcel A, bearing South 88°18'17" West.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.
Date of Preparation: May 13, 2014


Donald L. Cooper, P.S.M. Date
Professional Surveyor and Mapper
Florida Registration No. 6269

DATE	REVISION	BY	CHK.
5/13/2014	REVISED BOUNDARY	VV	DC

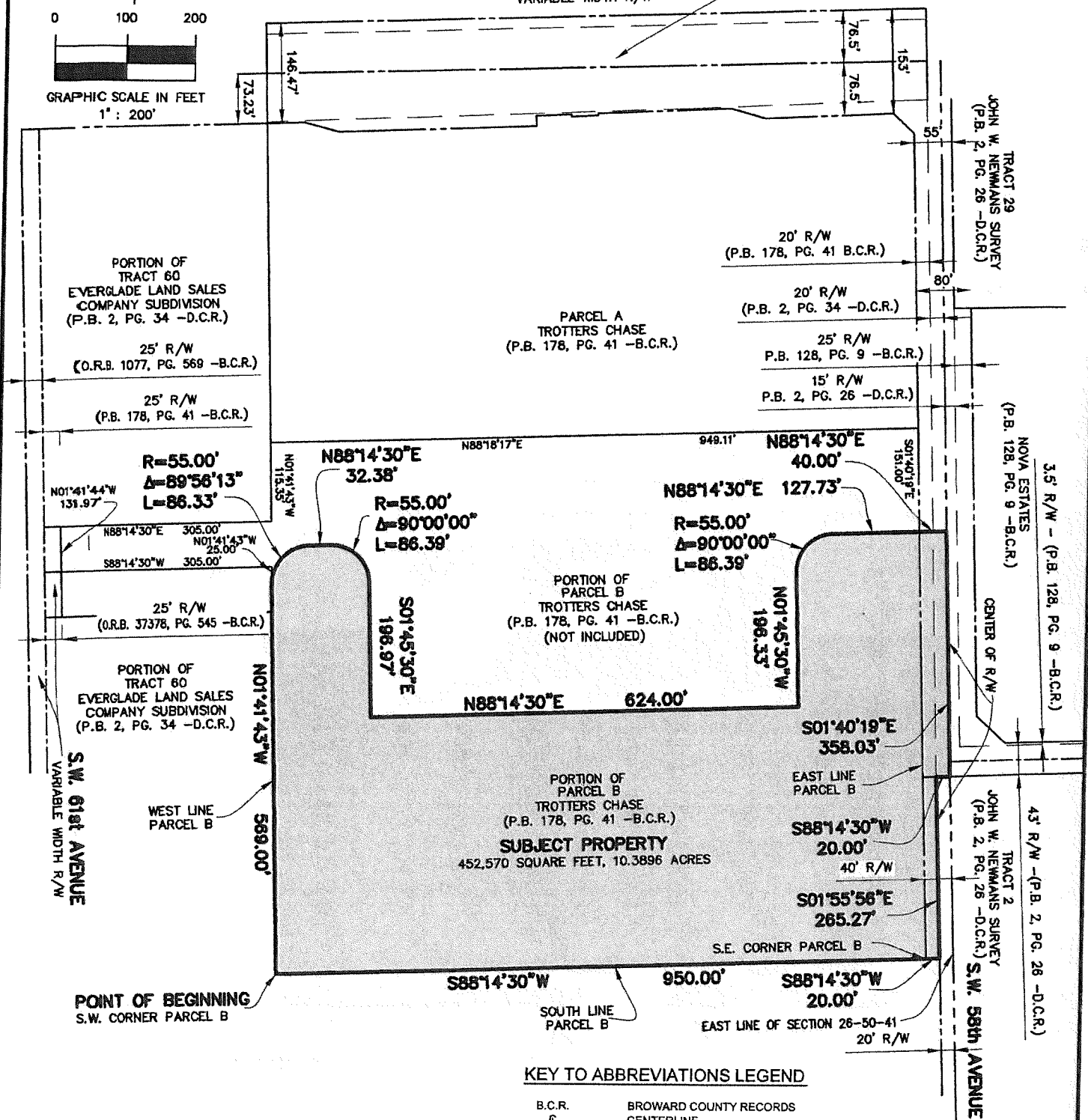
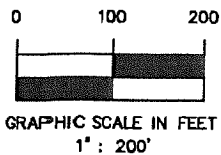


Sun-Tech Engineering, Inc.
Engineering - Surveying - Planning
Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard Phone (954) 777-3123
Ft. Lauderdale, FL 33311 Fax (954) 777-3114

3541ek3ParCrev2.dwg
JOB No.:
13-3541

GRIFFIN ROAD
(STATE ROAD 818)
FDOT R/W MAP SECTION 86015-2506
VARIABLE WIDTH R/W



KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
¢	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
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Sun-Tech Engineering, Inc.

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1600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311

Phone (954) 777-3123
Fax (954) 777-3114

3541ek3ParCrev2.dwg
JOB No.:
13-3541

EXHIBIT B



Subject Property



Maple: N = 86, E = 1505, N = 00, 66.10, 92. RT 02/92, 11/90, 10/92

EXHIBIT C

Cynthia Pasch

From: Heidi Klemm [Heidi_Klemm@davie-fl.gov]
Sent: Tuesday, January 21, 2014 2:30 PM
To: Cynthia Pasch
Cc: Don Bayler
Subject: FW: Trotters Chase / Verification of Water and Sewer Service
Attachments: TROTTERS CHASE PROPERTY.pdf

Categories: Red Category

Attached is the information you requested. My apologies, but I just received this last week. If you have any questions, please do not hesitate to contact us.

Heidi G. Klemm-Phillip

Administrative Aide

Town of Davie Utilities

954.327.3741

heidi_klemm@davie-fl.gov

From: Don Bayler
Sent: Tuesday, January 21, 2014 2:25 PM
To: Heidi Klemm
Cc: cynthia.pasch@gmlaw.com
Subject: FW: Trotters Chase / Verification of Water and Sewer Service

Heidi,

I know you have most of the information together. Please forward when you can.

Thank You

Don Bayler
Utilities Director
Town of Davie, FL.
954-327-3741

From: Cynthia Pasch [mailto:cynthia.pasch@gmlaw.com]
Sent: Tuesday, January 21, 2014 2:02 PM
To: Don Bayler
Subject: FW: Trotters Chase / Verification of Water and Sewer Service

Don,
I don't believe I've received a response from you regarding the attached. Did I miss it in my inbox? Please advise.
Thank you.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**A. Sanitary Sewer Analysis**

1. Identify whether the Subject Property or a portion is currently and/or proposed to be serviced by septic tanks.

There are no septic tanks on the Subject Property. Future development on the Subject Property will not utilize septic tanks.

2. Identify the sanitary sewer facilities serving the Subject Property including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

The Subject Property is served by the Davie Wastewater Treatment Plant. The Town's recently expanded wastewater treatment system has a combined capacity of 8.35 MGD. The current plus committed demand is 3.83 MGD. No other plant expansions are planned at this time.

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Current Land Use Plan Designation: Commercial and Residential (3)		
Development Intensity	Generation Rate*	Demand
53 single family	300 ³⁵⁰ GPD/DWELLING UNIT	0.02 MGD
121,000 sq. ft. commercial	.1 GPD/SQ. FT.	0.01 MGD
Proposed Land Use Plan Designation: Residential (9.7)		
Development Intensity	Generation Rate*	Demand
204 townhouse	225 ^{281.75} GPD/DWELLING UNIT	0.04 MGD
T		.106
o		
sv	Net Change: +.01	MGD

n of Davie Comprehensive Plan, Infrastructure Element

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

According to the Infrastructure Element of the Town's Comprehensive Plan, the wastewater demand is projected to be ~~8.12~~ MGD in 2015 and 9.54 in 2018. ^{5.84}

7.19

5. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See attached Exhibit C.

B. Potable Water Analysis

1. Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed Subject Property through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

The Subject Property is located in the Town of Davie service boundary. The Town operates a Water Treatment Plant that serves the Subject Property which has a current capacity of 13 MGD. The Town operates a reverse osmosis groundwater treatment plant that treats brackish water from the Floridan aquifer. The Town has eight (8) withdrawal facilities for the Biscayne Aquifer and ten (10) withdrawal facilities for the upper Florida Aquifer. ⁵

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

Plant Capacity:

The current wastewater treatment plant capacity is ~~13~~ MGD. ^{8.45}

Wells:

The annual allocation from the Biscayne Aquifer is 1830.8 MG and 5413.3 MG from the Floridan aquifer according to SFWMD Permit No. 06-00134-W. SFWMD Permit No. 06-00134-W expires in October 2030.

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

EXHIBIT D

Cynthia Pasch

From: Heidi Klemm [Heidi_Klemm@davie-fl.gov]
Sent: Tuesday, January 21, 2014 2:30 PM
To: Cynthia Pasch
Cc: Don Bayler
Subject: FW: Trotters Chase / Verification of Water and Sewer Service
Attachments: TROTTERS CHASE PROPERTY.pdf

Categories: Red Category

Attached is the information you requested. My apologies, but I just received this last week. If you have any questions, please do not hesitate to contact us.

Heidi G. Klemm-Phillip
Administrative Aide
Town of Davie Utilities
954.327.3741
heidi_klemm@davie-fl.gov

From: Don Bayler
Sent: Tuesday, January 21, 2014 2:25 PM
To: Heidi Klemm
Cc: cynthia.pasch@gmlaw.com
Subject: FW: Trotters Chase / Verification of Water and Sewer Service

Heidi,

I know you have most of the information together. Please forward when you can.

Thank You

Don Bayler
Utilities Director
Town of Davie, FL.
954-327-3741

From: Cynthia Pasch [mailto:cynthia.pasch@gmlaw.com]
Sent: Tuesday, January 21, 2014 2:02 PM
To: Don Bayler
Subject: FW: Trotters Chase / Verification of Water and Sewer Service

Don,
I don't believe I've received a response from you regarding the attached. Did I miss it in my inbox? Please advise.
Thank you.

GreenspoonMarder
ATTORNEYS AT LAW

According to the Infrastructure Element of the Town's Comprehensive Plan, the wastewater demand is projected to be ~~8.12~~ MGD in 2015 and 9.54 in 2018. ^{5.84}
7.19

5. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See attached Exhibit C.

B. Potable Water Analysis

1. Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed Subject Property through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

The Subject Property is located in the Town of Davie service boundary. The Town operates a Water Treatment Plant that serves the Subject Property which has a current capacity of 13 MGD. The Town operates a reverse osmosis groundwater treatment plant that treats brackish water from the Floridan aquifer. The Town has eight (8) withdrawal facilities for the Biscayne Aquifer and ten (10) withdrawal facilities for the upper Florida Aquifer. ⁵

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

Plant Capacity:

The current wastewater treatment plant capacity is ~~13~~ MGD. ^{8.45}

Wells:

The annual allocation from the Biscayne Aquifer is 1830.8 MG and 5413.3 MG from the Floridan aquifer according to SFWMD Permit No. 06-00134-W. SFWMD Permit No. 06-00134-W expires in October 2030.

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

ARC

The permitted capacity of the water treatment plant^S is 13 MGD. The current and committed capacity is 4.1 MGD. SFWMD issued a water use permit for Davie (Permit 06-00134-W) which allows an allocation of 1830.8 MG from the Biscayne aquifer and 5413.3 MG from the Floridan aquifer. According to SFWMD Permit No. 06-00134-W, the raw water allocation of ~~7,244~~^{7,244} million gallons per year is sufficient to meet the public water supply demands for the Town's service area which is projected to serve 91,091 in 2030 with an average per capita use rate of 145 gpd. The permit projects a total annual demand of 3,665.45 MG in 2020 and 5,799 MG in 2030.

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Current Land Use Plan Designation: Commercial and Residential (3)		
Development Intensity	Generation Rate*	Demand
53 single family	300 GPD/DU 350 GPD	0.02 MGD
121,000 sq. ft. commercial	.1 GPD/SQ. FT.	0.01 MGD
Proposed Land Use Plan Designation: Residential (9.7)		
Development Intensity	Generation Rate*	Demand
204 townhouse	281.75 GPD/DWELLING UNIT	0.06 MGD
Net Change: +.03		MGD

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

The projected annual public water supply demand for 2020 is projected to be 3,665 MG and 5,799 MG in 2030.

EXHIBIT E



CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024
www.centralbrowardwcd.org

BOARD OF COMMISSIONERS

Cris Fardelmann, Chair
Angie Leto, Vice-Chair
Douglas R. Bell
Judy Ann Bunce
David Donzella
Mark Flynt

TELEPHONE: (954) 432-5110

FAX: (954) 432-8603

E-Mail: districtmanager@centralbrowardwcd.org

January 15, 2014

Cynthia A. Pasch
GreenspoonMarder
Trade Centre South, suite 700
100 W Cypress Creek Blvd.
Fort Lauderdale, FL 33309

Re: Land Use Plan Amendment Verification of Drainage Service

Dear Ms. Pasch:

Please be advised that the Central Broward Water Control District has adequate facilities to provide drainage for the above referenced property and I have reviewed your drainage analysis and am in agreement with your comments. I recommend that the District's Design Criteria be incorporated into any conceptual designs intended to go before local review, otherwise, the District Criteria may require changes to locally approved plans.

Do not hesitate to call should you need additional information.

Sincerely,

Michael Crowley
District Manager

MC/cd

EXHIBIT F



January 14th, 2014
Cynthia A. Pasch, AICP
Greenspoon Marder
Trade Center South, Suite 700
100 W. Cypress Creek Road
Fort Lauderdale, FL 33309

RE: Trotters Chase Land Use Amendment Plan-Town of Davie

Dear Ms. Pasch,

Sun Bergeron is in receipt of your request to review your solid waste analysis for the above referenced project. This request is found to be in conformance with the Town of Davie, section 9-22 of the Land Development Code for disposal of solid waste

The Town of Davie has a contract for disposal effective July 3rd, 2013 for five years with three five year extensions. The solid waste from the City will go to Sun Bergeron's Sun 12 facility located at 2380 College Avenue in Davie, Florida. The capacity at Sun 12 is 2000 tons per day. The current demand level is 1000 tons per day at Sun 12. In the future the demand level can increase based upon additional contracts obtained by Sun Bergeron.

Attached, please find our permit for our processing facility, which outlines our solid waste capacity, please feel free to contact me if you have any further questions.

Thanks

Phil Medico

Phil Medico, VP Sun Bergeron



Environmental Protection and Growth Management Department
POLLUTION PREVENTION, REMEDIATION AND AIR QUALITY DIVISION
One North University Drive, Suite 203, Plantation, Florida 33324
954-519-1260 • FAX 954-765-4804

NOTICE OF PERMIT

CERTIFIED MAIL 7008 1140 0002 6709 4649
RETURN RECEIPT REQUESTED

In the Matter of an
Application for Permit by:

LICENSEE:

Mr. Charles Gusmano
Prime Westport, LLC
790 Hillbrath Drive,
Lantana, FL 33462

PPRAQD License Number: SW-WP00065-11-02
FDEP Permit Number: 0305000-003-SO
I.D. Number: 99460

Broward County, Florida

Dear Mr. Gusmano:

Enclosed is Permit Number 0305000-003-SO to continue operate an existing Solid Waste Management Facility known as Sun Recycling 12- 2380 College Avenue MRF.

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is filed in accordance with sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by the Department's proposed permitting decision may petition for an administrative hearing in accordance with sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received) in the Broward County Attorney Office Joni Armstrong Coffey, at 115 S. Andrews Avenue, Suite 423, Fort Lauderdale, Florida 33301-1872.

Petitions by the applicant or any of the parties listed below must be filed within fourteen days of receipt of this written notice. Petitions filed by other persons must be filed within fourteen days of publication of the notice or receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.A.C., however, any person who asked the

Department for notice of agency action may file a petition within fourteen days of receipt of such notice, regardless of the date of publication. The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Department's action is based must contain the following information.

(a) The name, address, and telephone number of each petitioner, the applicant's name and address, the Department File Number and the county in which the project is proposed;

(b) A statement of how and when each petitioner received notice of the Department's action or proposed action;

(c) A statement of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;

(d) A statement of all material facts disputed by petitioner or a statement that there are no disputed facts;

(e) A statement of the ultimate facts alleged, including a statement of the specific facts which the petitioner contends warrant reversal or modification of the Department's action or proposed action;

(f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and

(g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wants the Department to take with respect to the Department's action or proposed action.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice.

Mr. Charles Gusmano, President
Primer Westport LLC
Sun Recycling 12 – 2380 College Avenue MRF

DEP Permit Number: 0305000-003-SO
EPGMD License Number: SW-WP0065-11-02
I.D. Number: 99460

Persons whose substantial interests will be affected by any such final decision of the Department have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.


Mediation under Section 120.573 of the Florida Statutes is not available for this proceeding.


Any party to this order has the right to seek judicial review of it under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110, Florida Rules of Appellate Procedure, with the clerk of the Department in the Office of General Counsel, Mail Station 35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within thirty days after this order is filed with the clerk of the Department.

Should you have any questions, please contact Ms. Damaris Lugo of this office, telephone number (954)519-1423.

Executed in the City of Plantation, Florida.

BROWARD COUNTY
POLLUTION PREVENTION, REMEDIATION AND AIR QUALITY DIVISION


Sermin Unsal
Environmental Licensing Manager


Date

SU/dl

Attachments: DEP Permit Number 0305000-003-SO; SW-WP00065-11-02

Mr. Charles Gusmano, President
Primer Westport LLC
Sun Recycling 12 – 2380 College Avenue MRF

DEP Permit Number: 0305000-003-SO
EPGMD License Number: SW-WP0065-11-02
I.D. Number: 99460

CERTIFICATE OF SERVICE

This is to certify that this NOTICE OF PERMIT ISSUANCE and all copies were mailed before the close of business on 8/10/12 to the listed persons.

FILING AND ACKNOWLEDGMENT: FILED, on this date, pursuant to §120.52, Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.


Clerk

8/10/12
Date

Copies furnished to:

Joe Lurix, PA DEP/SED – via electronically
Amede Dimonnay DEP/SED – via electronically
Frank Bermudez – SWS – via electronically
Brenda Clark, P.E.- HDR Engineering - – via electronically



SOLID WASTE MANAGEMENT LICENSE

EPGMD License Number: SW-WP00065-11-02
DEP Permit Number: 0305000-003-SO
I.D. Number: 99460

APPLICANT:

Mr. Charles Gusmano, President
Sun Recycling, LLC
790 HILLBRATH DRIVE
Lantana, FL 33462
Phone: (561) 582-6688

FACILITY NAME/ADDRESS:

Sun Recycling 12 - 2380 College Avenue MRF
2380 COLLEGE AVE
Davie, FL 33317
OPERATOR: Prime Westport, Ltd.
ATTN: Charles Gusmano, Pres. and CEO

This license is issued under provisions of Chapter 27 of the Broward County Code of Ordinances hereinafter called the Code. The above-named applicant, hereinafter called Licensee, is hereby authorized to perform the work or operate the facility shown on the approved drawings, plans, documents, and specifications submitted by Licensee and made a part hereof and described specifically below. The issuance of this license is a final agency determination. A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinances, and in accordance with sections 120.569 and 120.57 of the Florida Statutes, when applicable. If no objection to this license is received within 14 days, you will be deemed to have accepted it and all the attached terms and conditions.

ALL GENERAL CONDITIONS and SPECIFIC CONDITIONS, as attached, are considered to constitute the requirements of this license. The Licensee is required to fully comply with all these conditions. Any failure to comply with conditions or requirements as set forth may result in revocation or suspension of this license and may subject the Licensee to enforcement action in accordance with provisions of Article 1, Division 4 of the Code.

LICENSE MODIFICATION STATEMENT: This license and accompanying conditions supersedes License Number SW-WP00065-11-01, issued on Aug 10, 2012, and the accompanying conditions.

NATURE OF BUSINESS: Waste Processing Facility

DESCRIPTION: A waste processing facility for the receipt of 2,000 tons/day of Class I waste and 600 tons/day source separated mixed recyclables/recovered materials and source separated cardboard and paper. Incoming recyclable materials will be recovered into newspaper, computer paper, magazines, various grades of office paper, cardboard, heavy plastics, glass, ferrous metals and aluminum. MSW will be processed inside the building on the MSW tipping floor and will be disposed at a Class I permitted disposal facility. All waste processing, unloading, storage and loading operations will take place inside the building.

Prepared By: Damaris Lugo
Application Received: 05/24/2012
Date of Issue: 08/10/2012
Renewal App. Due: 11/18/2016
Expiration Date: 01/17/2017


Pollution Prevention, Remediation and Air Quality Division

SOLID WASTE MANAGEMENT LICENSE

GENERAL CONDITIONS

- (1) The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the Licensee and must be completed by the Licensee and are enforceable by The Environmental Protection and Growth Management Department (THE AGENCY) pursuant to this chapter. THE AGENCY will review this license periodically and may revoke or suspend the license, and initiate administrative and/or judicial action for any violation of the conditions by the Licensee, its agents, employees, servants or representatives.
- (2) The license is valid only for the specific uses set forth in the license application and any deviation from the approved uses may constitute grounds for revocation, suspension, and/or enforcement action by THE AGENCY.
- (3) In the event the Licensee is temporarily unable to comply with any of the conditions of the license or with the Code, the Licensee shall notify THE AGENCY within eight (8) hours or as stated in the specific section of the Code. Within three (3) working days of the event, the Licensee shall submit a written report to THE AGENCY that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention regarding the repair, replacement and reconstruction of destroyed facilities and a schedule of events leading toward operating within the license condition.
- (4) The Issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to the public or private property or any invasion of personal rights, or any violation of federal, state or local laws or regulations.
- (5) This license must be available for inspection on the Licensee's premises during the entire life of the license.
- (6) By accepting this license, the Licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this licensed facility or activity, that are submitted to the County, may be used by the County as evidence in any enforcement proceeding arising under the Code, except where such use is prohibited by section 403.111, Florida Statutes.
- (7) The Licensee agrees to comply and shall comply with all provisions of the most current version of the Code.
- (8) Any new owner or operator of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for and is granted a transfer of license. The transferee shall be liable for any violation of the Code that results from the transferee's activities. The transferee shall comply with the transferor's original license conditions when the transferee has failed to obtain its own license.
- (9) The Licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity or facility at times to AGENCY personnel for the purposes of inspection and testing to determine compliance with this license and the Code.
- (10) This license does not constitute a waiver or approval of any other license, approval, or regulatory requirement by this or any other governmental agency that may be required.
- (11) Enforcement of the terms and provisions of this license shall be at the reasonable discretion of THE AGENCY, and any forbearance on behalf of THE AGENCY to exercise its rights hereunder in the event of any breach by the Licensee, shall not be deemed or construed to be a waiver of THE AGENCY's rights hereunder.

APPLICANT: Prime Westport, LLC
FACILITY NAME: Sun Recycling 12 - 2380 College Avenue MRF

PPRD License Number: SW-WP00065-11-02
DEP Permit Number: 0305000-003-SO

SPECIFIC CONDITIONS:

1. Only Class I waste and recovered materials as defined in Section 62-701 of the Florida Administrative Code (F.A.C.) and chapter 27-214 of the Broward County Code shall be received at this facility for processing into the following recyclable materials: paper, cardboard, glass, ferrous metals, plastics and aluminum.
2. The facility will have a storage capacity of 690 tons and is expected to process 2,000 tons/day. At no time shall the total accumulation of incoming material and non-recyclable solid waste exceed 690 tons, the approved volumes detailed in the license application and approved closure cost estimate.
3. The Licensee shall not accept or process any material suspected of being asbestos, hazardous or biomedical wastes. Should any asbestos, hazardous and/or biomedical wastes be delivered at the facility, the licensee shall immediately notify the PPRAQD, and shall arrange for the wastes to be returned to the generator or disposed of in a manner approved by the PPRAQD.
4. An operator shall be on duty whenever the facility is operating. At least one spotter shall be on duty at all times that waste is received at the site to inspect the incoming waste. Operators and spotters shall be trained in accordance with Rule 62-701.320(15), F.A.C.
5. The Licensee shall ensure all personnel on-site are properly trained to operate the facility with emphasis on proper identification and proper management of prohibited materials, safety, health, environmental controls, and emergency procedures.
6. Each incoming load shall be inspected before being allowed to be deposited at the facility. Any loads containing prohibited material shall be rejected.
7. Prohibited material which inadvertently enters the facility shall be separated from the incoming waste stream within 48 hours from receipt on site and shall be stored in containers and disposed of at a licensed disposal facility pursuant to Section 62-701, F.A.C. This material shall be removed from the site and properly disposed within 48 hours from receipt of material.
8. All processing of incoming waste into recyclable materials must be completed within 48 hours of receipt on site, except for recovered materials.
9. The unloading, processing and sorting of all solid waste shall be conducted inside the building as provided in the license application. No unloading, processing, sorting, or storage of any material shall take place outside the building.
10. All recyclable material shall be stored in containers inside the building. These materials shall be removed from the site when a container load is generated.
11. All non-recyclable solid waste received on site shall be disposed of at a licensed facility which accepts Class I waste. This material shall be removed from the site within 7 days after receipt on site.

APPLICANT: Prime Westport, LLC
FACILITY NAME: Sun Recycling 12 - 2380 College Avenue MRF

PPRD License Number: SW-WP00065-11-02
DEP Permit Number: 0305000-003-SO

SPECIFIC CONDITIONS: Cont'd

12. Odors, dust, vectors, and noise shall be strictly controlled at all times. No objectionable odors are allowed beyond the property boundary. If any of the above are determined to be a problem, the licensee shall promptly take any and all actions necessary to correct the situation. The PPRAQD noise regulations in Article VII of the Code shall be complied with at all times.
13. The licensee shall clean daily those areas receiving putrescible waste to prevent odor or vector problems. The licensee shall also keep all drains and leachate conveyances cleaned so that leachate flow is not impeded.
14. The licensee shall utilize and maintain the building roll-up doors, side walls, odor control system, concrete floor, leachate control curb(s), leachate collection sump, and leachate holding tank indicated in the license application and site plan to control odors, contain run-off and prevent leachate discharge and mixing with storm water.
15. The licensee shall keep the building roll-up doors closed when the facility is not in operation and/or unattended.
16. All leachate generated from the Class I material area shall be collected and transferred to the designated holding tank prior to removal and transport by hauler to a proper disposal location.
17. The site shall be secured and kept locked when not attended. Additional fencing and security measures shall be provided as necessary to secure the site and prevent unauthorized dumping.
18. The licensee shall permanently maintain sign(s) in a conspicuous location clearly visible to the general public indicating the name of the operating authority, contact person and telephone number in case of emergency, hours of operation, and list of prohibited materials.
19. The Licensee shall notify the PPRAQD in writing prior to any change of the on site operator at the facility. This notification shall include at a minimum, the operator name, address, phone number, and contact person, as well as a description of the operation.
20. The Licensee shall maintain compliance with the financial assurance requirements of Rule 62-701.710, F.A.C., by submitting all required updated supporting documentation in accordance with Rule 62-701.630, F.A.C., and 40 CFR Part 264, Subpart H, as adopted by reference in Rule 62-701.630, F.A.C. All submittals in response to this specific condition shall be sent to:

**Solid Waste Financial Coordinator
Florida Dept. of Environmental Protection
2600 Blair Stone Road MS 4565
Tallahassee, Florida 32399-2400**

APPLICANT: Prime Westport, LLC
FACILITY NAME: Sun Recycling 12 - 2380 College Avenue MRF

PPRD License Number: SW-WP00065-11-02
DEP Permit Number: 0305000-003-SO

SPECIFIC CONDITIONS: Cont'd

21. The Licensee shall annually provide to the PPRAQD for approval an updated closure cost estimate, in accordance with the requirements of Rule 62-701.630, F.A.C. The closure cost estimates shall be calculated in accordance with Rule 62-701.630, F.A.C., and 40 CFR Part 264, Subpart H, as adopted by reference in Rule 62-701.630, F.A.C. All submittals in response to this specific condition shall be sent to:

Broward County Environmental Protection and Growth Management Department
Pollution Prevention, Remediation and Air Quality Division
ATTN: Waste Management Section
1 North University Drive, Suite 203
Plantation, Fl. 33324

22. A record book shall be maintained on site with the following information entered, in tons or cubic yards, on a daily basis:
- A. Quantities of solid waste received and processed (characterized by type)(in tons or cubic yards); and
 - B. Quantity of recyclable material recovered (by type) (in tons or cubic yards); and
 - C. Quantity of recyclable material marketed (by type) (in tons or cubic yards); and
 - D. Quantity of solid waste disposed of (by type) (in tons or cubic yards) and identify the disposal location(s).

Identification of the disposal location(s) shall include: facility name, address and DEP Permit Number (or WACs ID number) for each individual permitted disposal location utilized for disposal of solid waste.

This information shall be summarized and submitted monthly to the PPRAQD no later than the fifteenth (15th) day of each succeeding month to the email address (WasteManagementSection@broward.org) and include:

- A. The facility name, address and license number;
 - B. The month covered by the report;
 - C. A summary of the daily information
23. Prior to accepting solid waste at this facility, the proposed changes listed in the application are to be completed. Upon completion of the construction activities, the licensee shall submit the signed and sealed asbuilt drawings to PPRAQD for review and approval.

EXHIBIT G



Transportation Department
Transit Division – Service and Capital Planning
One University Drive, Plantation, FL 33324, Room 2401B

December 16, 2013

Cynthia A. Pasch, AICP
GreenspoonMarder
100 W. Cypress Creek Road
Trade Centre South, Suite 700
Fort Lauderdale, FL 33309

RE: Trotters Chase Land Use Plan Amendment – Mass Transit Service

Dear Ms. Pasch:

Broward County Transit (BCT) has reviewed your request dated December 15, 2013 regarding the Trotters Chase Land Use Plan Amendment, for current and planned bus service. This Amendment Site and the surrounding areas are not currently served by public transit.

In addition, there are no transit improvements specified in the Transit Development Plan (TDP) and the Broward MPO Long Range Transportation Plan (LRTP) to the Amendment Site or to nearby properties. Therefore, the proposed Land Use Change Amendment is not projected to increase the demand for public transit service

Please call or email me at 954-357-8450 / jramos@broward.org if you require any additional information.

Sincerely,

A handwritten signature in black ink that reads "John A. Ramos". The signature is fluid and cursive, with the first name "John" and last name "Ramos" clearly legible.

John A. Ramos, Senior Planner
Service and Capital Planning

A logo for the Broward County Board of County Commissioners, featuring a stylized graphic of a sun or flower above the text "Broward County Board of County Commissioners".

Broward County Board of County Commissioners

Sue Gunzburger • Dale V.C. Holness • Kristin D. Jacobs • Chip LaMarca • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Barbara Sharief • Lois Wexler
www.broward.org

EXHIBIT H

TO BE PROVIDED

EXHIBIT I



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

December 16, 2013



Cynthia Pasch
GM Law
100 W. Cypress Creek Road Fort Lauderdale, Florida 33309
Phone: 954-527-6266
Email: Cynthia.pasch@gmlaw.com

In response to your inquiry of December 15, 2013, the Florida Master Site File lists no previously recorded archaeological sites, four resource groups, and six standing structures in the following parcels of Broward County:

T50S, R41E, Section 26 & T50S R41E, Section 35

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Mary Berman
Archaeological Data Analyst
Florida Master Site File
mary.berman@dos.state.fl.us



AR=0
SS=6
CM=0
RG=4
BR=0
Total=10

Cultural Resource Roster

Siteld	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
BD04153	RG	South New River Canal	Davie	Linear Resource - 1 Contrib Resources	Eligible	
BD04431	RG	SW 58th Avenue Canal	Davie	Linear Resource - 1 Contrib Resources	Not Eligible	
BD04432	RG	Griffin Road	Davie	Linear Resource	Insufficient Info	
BD04435	RG	6020 Griffin Road Resource Group	Davie	FMSF Building Complex - 2 Contrib Resources	Not Eligible	
BD03156	SS	FDOT BUILDING	6070 GRIFFIN RD, DAVIE	c1943 Frame Vernacular		
BD03992	SS	Bob Roth's New River Groves	5660 Griffin RD, Davie	1956 Commercial	Not Eligible	
BD04232	SS	6300 Stirling Road	5650 W Stirling RD, Hollywood	1947 Ranch		
BD04430	SS	5820 Griffin Road	5820 Griffin RD, Davie	1958 Mediterranean Revival	Not Eligible	
BD04433	SS	6020 Griffin Road	6020 Griffin RD, Davie	c1954 Masonry Vernacular	Not Eligible	
BD04434	SS	6020 Griffin Road Garage	6020 Griffin RD, Davie	c1954 Masonry Vernacular	Not Eligible	

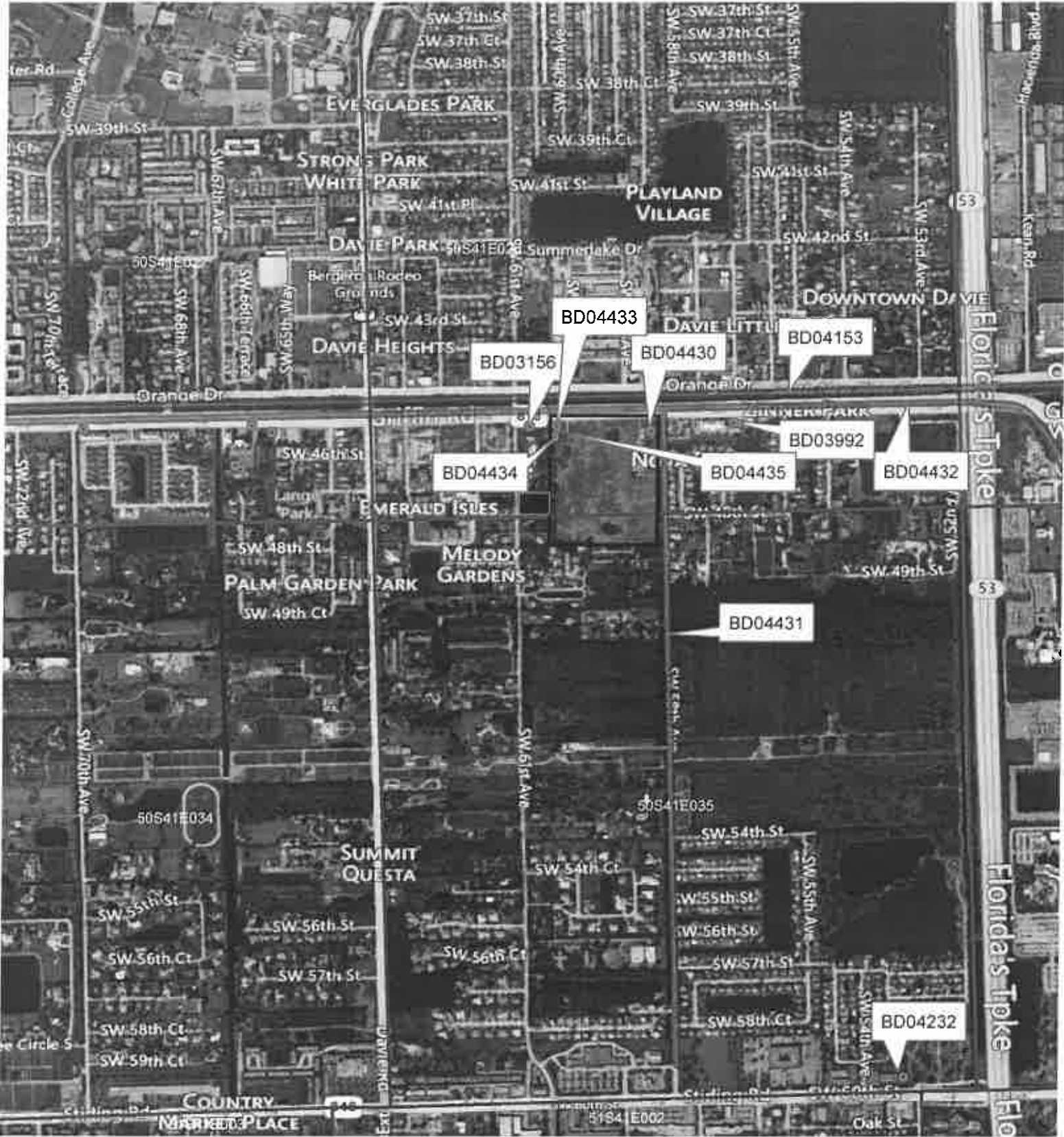


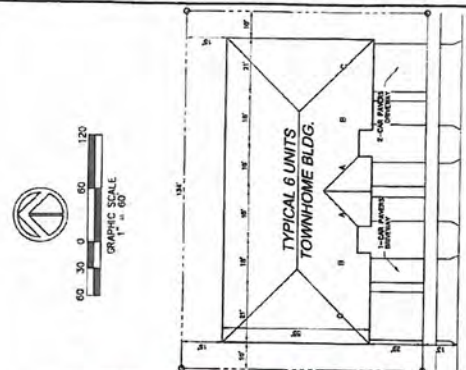
EXHIBIT J
TO BE PROVIDED

EXHIBIT K

NO.	REVISIONS

CONCEPTUAL SITE PLAN
 HORSESHOE LAKE

DATE	2/26/2014
SCALE	1"=60'
DESIGNED BY	M.G.
DRAWN BY	M.A.S.
JOB NUMBER	13-3541
SHEET NO.	SP1
SEAL	



SITE DATA

PARCEL ACREAGE	27.42 AC.
TOTAL LAKE ACREAGE	6.09 AC.
TOTAL WETLAND ACREAGE	4.36 AC.
TOTAL WETLAND	2.50 AC.
TOTAL UNITS	188
TOTAL GUEST PARKING PROVIDED	85

REMARKS AND AREA CALCULATIONS

(A) 2 BR WITH 1 CAR GARAGE, 1,408 SF A/C x 44 UNITS = 61,952 S.F.

(B) 3 BR WITH 1 CAR GARAGE, 1,900 SF A/C x 12 UNITS = 22,800 S.F.

(C) 3 BR WITH 2 CAR GARAGE, 1,825 SF A/C x 12 UNITS = 21,900 S.F.

TOTAL A/C AREA = 106,652 S.F.

TOTAL BEDROOMS = 288,352 S.F. A/C

SITE PLAN COMPARISON

PARCEL	ORIGINAL PLAN	PROPOSED
PARCEL A (10.07 ACRES)	124,000 S.F.	0
COMMERCIAL	0	0
GARDEN APARTMENTS	0	0
APARTMENTS	0	0
TOWNHOMES	0	108
PARCEL B (17.35 ACRES)	0	0
COXLEY	18	0
TOWNHOMES	20	83
RESIDENTS CLUB	1	1
TOTAL	143	192
TOTAL ACREAGE	27.42 ACRES	27.42 ACRES
TOTAL LAKE ACREAGE	6.09 AC.	6.09 AC.
TOTAL WETLAND ACREAGE	4.36 AC.	4.36 AC.
MANUAL HEIGHT	3 STORIES	3 STORIES
TOTAL APARTMENTS	18	0
TOTAL TOWNHOMES	20	108
COXLEY TRAIL	0	0
TOTAL RESIDENTIAL UNITS	38	116



THIS PLAN IS THE PROPERTY OF SUN-TECH ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SUN-TECH ENGINEERING, INC.

EXHIBIT L

Horseshoe Lake

Davie, Florida

traffic study



prepared for:
MG3

Traf Tech
ENGINEERING, INC.

April 2014

Horseshoe Lake

Davie, Florida

Traffic Study

April 2014

Prepared for:
MG3

Prepared by:
Traf Tech Engineering, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 582-0988
Fax: (954) 582-0989

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INTRODUCTION

Horseshoe Lake is a planned residential townhome development to be located on the south side of Griffin Road (State Road 818) between SW 58th Avenue and SW 61st Avenue in Davie, Broward County, Florida. The location of this project site is illustrated in Figure 1 on the following page.

Traf Tech Engineering, Inc. has been retained by MG3 to prepare a traffic study in connection with this proposed development. This study addresses the vehicular traffic volumes expected to be generated by the proposed use and the projected turning movement volumes at each of the project access driveways.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions

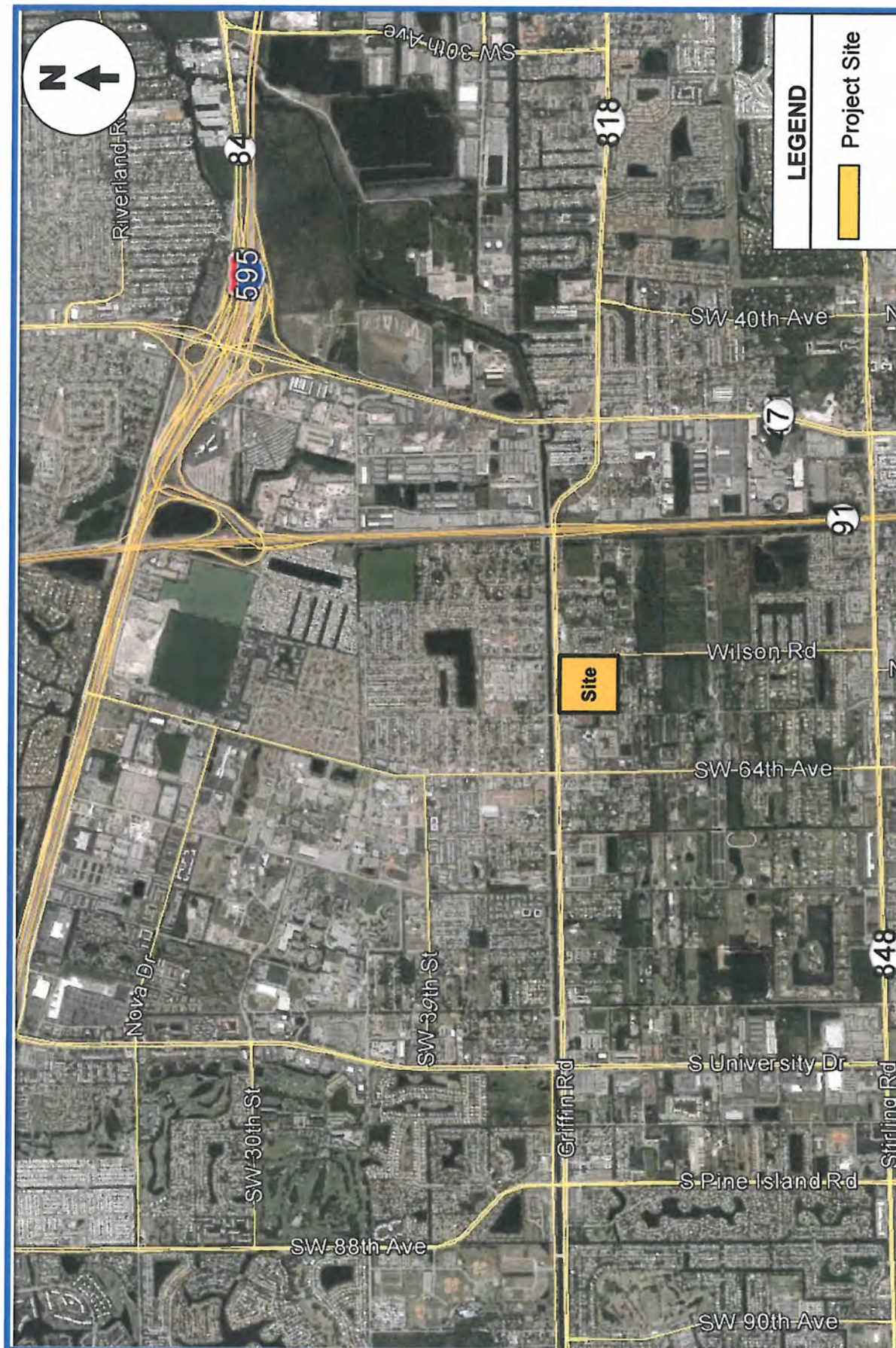


FIGURE 1
Horseshoe Lake
Davie, Florida

Project Location Map

INVENTORY

Existing Land Use and Access

The project site is predominantly vacant. Vehicular access to the site is characterized by six (6) driveways on Griffin Road (SR 818) and one (1) driveway on SW 58th Avenue.

Proposed Land Use and Access

The subject site will be developed with a residential townhome community. The total number of dwelling units will be 188. Vehicular access to the site will be provided via a right-turn in / right-turn out / left-turn in driveway on Griffin Road (SR 818), a right-turn in / right-turn out only driveway on SW 58th Avenue, and a full access driveway on SW 61st Avenue. Appendix A contains the preliminary site plan for the proposed project.

Roadway System

Griffin Road (SR 818) is located along the north side of the project site. In this area, Griffin Road is a six-lane divided principal arterial roadway oriented in the east-west direction with a posted speed limit of 45 mph. On the east side of the site, SW 58th Avenue is north-south collector roadway with one (1) lane in each direction. To the west of the site, SW 61st Avenue is a north-south, two-lane collector roadway with a signalized intersection at Griffin Road.

TRIP GENERATION

A trip generation analysis has been conducted for the proposed residential use. The analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's ITE *Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the ITE report, the most appropriate land use category for the proposed development is as follows:

RESIDENTIAL CONDOMINIUM / TOWNHOUSE (ITE LAND USE #230)

- Weekday: $\text{Ln}(T) = 0.87 \text{Ln}(X) + 2.46$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $\text{Ln}(T) = 0.80 \text{Ln}(X) + 0.26$ (17% in / 83% out)
- PM Peak Hour: $\text{Ln}(T) = 0.82 \text{Ln}(X) + 0.32$ (67% in / 33% out)

Utilizing the above-listed trip generation equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed residential development. The results of this effort are documented in Table 1 below.

Table 1 Trip Generation Summary Horseshoe Lake - Davie, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Residential Townhomes - Pass-By (0%)	188 DU	1,114 0	15 0	71 0	86 0	68 0	33 0	101 0
Total		1,114	15	71	86	68	33	101

Compiled by: Traf Tech Engineering, Inc. (April 2014).

Source: Institute of Transportation Engineers (ITE) *Trip Generation Manual (9th Edition)*.

As indicated in Table 1, the proposed project is anticipated to generate 1,114 daily vehicle trips, 86 AM peak hour vehicle trips (15 inbound and 71 outbound) and 101 vehicle trips (68 inbound and 33 outbound) during the typical afternoon peak hour.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

The trip distribution and traffic assignment for the Horseshoe Lake project was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. Figure 2 on the following page depicts the anticipated trip distribution for this project. The driveway assignment was developed in accordance with the trip distribution and the results are presented in Figure 3.



FIGURE 2
Horseshoe Lake
Davie, Florida

Trip Distribution

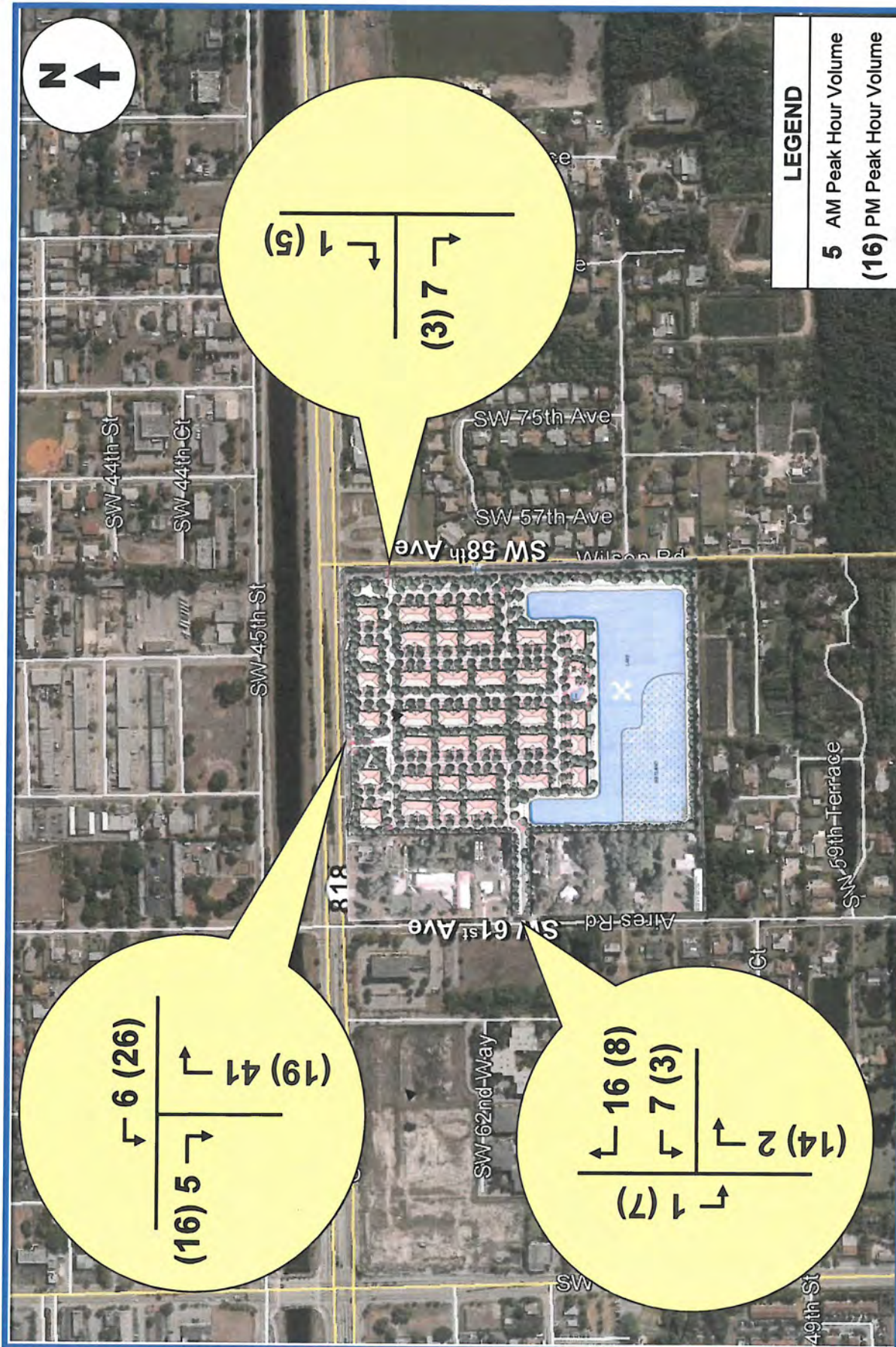


FIGURE 3
 Horseshoe Lake
 Davie, Florida

Driveway Assignment

SUMMARY & CONCLUSIONS

Horseshoe Lake is a planned residential townhome development to be located on the south side of Griffin Road (State Road 818) between SW 58th Avenue and SW 61st Avenue in Davie, Broward County, Florida. The subject site will be developed with a residential townhome community. The total number of dwelling units will be 188. Vehicular access to the site will be provided via a right-turn in / right-turn out / left-turn in driveway on Griffin Road (SR 818), a right-turn in / right-turn out only driveway on SW 58th Avenue, and a full access driveway on SW 61st Avenue.

The trip generation analysis indicates that the proposed project is anticipated to generate approximately 1,114 daily vehicle trips, 86 AM peak hour vehicle trips (15 inbound and 71 outbound) and 101 vehicle trips (68 inbound and 33 outbound) during the typical afternoon peak hour.

Specifically regarding SW 61st Avenue, the analysis indicates that there will be approximately 16 outbound vehicles in the AM peak hour and eight (8) outbound vehicles in the PM peak hour that will travel northbound to the traffic signal at Griffin Road (SR 818). This translates to approximately one (1) vehicle every four (4) minutes during the AM peak hour and one (1) vehicle every eight (8) minutes during the PM peak hour, both of which are insignificant from a traffic engineering standpoint.

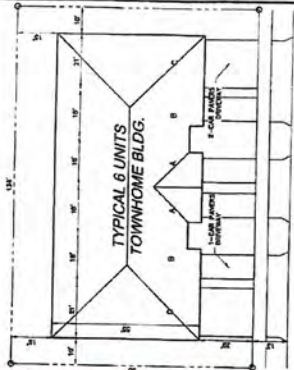
Appendix A
Horseshoe Lake
Preliminary Master Site Plan

Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors
 10000 Old County Road, Suite 100
 Fort Lauderdale, FL 33324
 Phone: 954-777-3123
 Fax: 954-777-3114

NO.	DATE	REVISIONS
1	12/15/11	ISSUED FOR PERMITTING
2	01/10/12	REVISED FOR COMMENTS
3	01/10/12	REVISED FOR COMMENTS
4	01/10/12	REVISED FOR COMMENTS
5	01/10/12	REVISED FOR COMMENTS

CONCEPTUAL SITE PLAN
 HORSESHOE LAKE

DATE: 2/28/2014
 SCALE: 1"=60'
 DESIGNED BY: M.G.
 DRAWN BY: M.A.S.
 JOB NUMBER: 13-5641
 SHEET NO: SP-1
 SEAL:



SITE DATA

OVERALL ACRES	27.42 AC.
TOTAL LAKE ACRES	6.00 AC.
TOTAL WETLAND ACRES	4.38 AC.
TOTAL TOWNHOME ACRES	2.00 AC.
TOTAL UNITS	100
TOTAL GUEST PARKING PROVIDED	80

ROOM AND AREA CALCULATIONS

(A) 2 BR WITH 1 CAR GARAGE, 1,400 SF A/C x 44 UNITS =	61,600 S.F.
(B) 3 BR WITH 1 CAR GARAGE, 1,400 SF A/C x 72 UNITS =	100,800 S.F.
(C) 3 BR WITH 2 CAR GARAGE, 1,075 SF A/C x 72 UNITS =	77,400 S.F.
TOTAL A/C AREA	239,800 S.F. A/C
TOTAL BEDROOMS	520

SITE PLAN COMPARISON

PARCEL	ORIGINAL PLAT	PROPOSED
PARCEL A (10.07 ACRES)	124,000 S.F.	0
COMMERCIAL	4,000 S.F.	0
CLUBHOUSE	188	0
CLUBHOUSE	188	0
TOWNHOMES	0	100
PARCEL B (17.35 ACRES)	0	0
CLUBHOUSE	16	0
TOWNHOMES	20	80
RESIDENTS CLUB	1	1
TOTAL ACRES	27.42 ACRES	27.42 ACRES
TOTAL LAKE ACRES	6.00 ACRES	6.00 ACRES
TOTAL WETLAND ACRES	4.38 ACRES	4.38 ACRES
TOTAL APARTMENTS	3 STORIES	2 STORIES
TOTAL DUPLEX	16	0
TOTAL TOWNHOMES	20	100
DAILY TRIPS	5,887	1,100
TOTAL RESIDENTIAL UNITS	204	100



THIS PLAN IS THE PROPERTY OF SUN-TECH ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SUN-TECH ENGINEERING, INC.

EXHIBIT M

Prepared by and return to:

Steven S. Wherry, Esq.
Greenspoon Marder, P.A.
100 West Cypress Creek Road
Fort Lauderdale, FL 33309

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Covenant") made this ____ day of _____, 2014, by GRIFFIN BC LAND, LLC, a Florida limited liability company, with an address of 1915 Harrison Street, Hollywood, FL 33020 ("Owner"), which shall be for the benefit of the TOWN OF DAVIE, a political subdivision of the State of Florida, with an address of 6591 Orange Drive, Davie, FL 33314 ("Davie") and BROWARD COUNTY, a political subdivision of the State of Florida, with an address of 115 S. Andrews Avenue, Fort Lauderdale, FL 33301 ("County").

WITNESSETH:

WHEREAS, Owner is the fee simple owner of approximately 30 ± gross acres of land, more particularly described in **Exhibit "A"** ("Property"); and

WHEREAS, Owner submitted an application to Davie and County to amend the Davie and County Land Use Plans for the Property to change the Property's designation from Commercial and Residential (3) to Residential 10 dwelling units per acre and Recreation and Open Space ("Application"); and

WHEREAS, the portion of the Property proposed to be designated Residential 10 dwelling units per acre is described in **Exhibit "B"** ("Residential Property"); and

WHEREAS, in an effort to ameliorate the impacts of the proposed amendment, Owner has voluntarily agreed to place certain restrictions on the development of the Property, as set forth below.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Owner hereby declares that the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. **Recitations.** The recitals set forth above are true and correct and are incorporated into this Covenant by this reference.

2. Property Development. Development of the Residential Property is hereby restricted to 188 dwelling units.

3. Amendments. This Covenant shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment, or release and approved in writing by Davie and County. The appropriate governmental authority of Davie and County shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Covenant shall be recorded in the Public Records of Broward County, Florida.

4. Recordation and Effective Date. This Covenant shall not become effective and shall not be recorded in the Public Records of Broward County, Florida, until after approval by Davie and County of the requested Application and the expiration of all appeal periods or, if an appeal is filed, the conclusion of such appeal in a manner that does not affect Davie's and County's approval the Application. Once recorded, this Covenant shall run with the land for the sole benefit of Davie and County and shall bind all successors-in-interest with respect to the Property. This Covenant shall not give rise to any other cause of action by any parties than Davie and County, and no parties other than Davie and County shall be entitled to enforce this Covenant. Any failure by Davie and County to enforce this Covenant shall not be deemed a waiver of the right to do so thereafter.

5. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Covenant invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

6. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Covenant are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Covenant.

7. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Owner has executed this Covenant on the day first above written.

GRIFFIN BC LAND, LLC, a Florida limited liability company

By: MG3 Fund, LLC, Manager

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

By: _____

Name: _____

Title: _____

By: ESJ Capital Partners, LLC, Manager

By: _____

Name: _____

Title: _____

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by _____, as _____ of MG3 Fund, LLC, a Florida limited liability company, Manager of GRIFFIN BC LAND, LLC, a Florida limited liability company, on behalf of the company.

He or she is:

☐ personally known to me, or

☐ produced identification. Type of identification produced _____.

(Seal)

NOTARY PUBLIC:

Print Name: _____

My commission expires:

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2014,
by _____, as _____ of ESJ CAPITAL PARTNERS, LLC,
a Florida limited liability company, Manager of GRIFFIN BC LAND, LLC, a Florida limited liability
company, on behalf of the company.

He or she is:

☐ personally known to me, or
☐ produced identification. Type of identification produced _____.

(Seal)

NOTARY PUBLIC:

Print Name: _____

My commission expires:

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

All of the Trotters Chase Plat as recorded in Plat Book 178, Page 41 of the Public Records of Broward County, Florida.

EXHIBIT "B"

RESIDENTIAL PROPERTY LEGAL DESCRIPTION

DESCRIPTION**SHEET 1 OF 2**

A parcel of land being Parcel A, **TROTTERS CHASE**, according to the Plat thereof, as recorded in Plat Book 178, page 41 of the Public Records of Broward County, Florida, together with a portion of Griffin Road, as depicted in the Florida Department of Transportation Right-of-Way Map, Section 86015-2506 and a portion of S.W. 58th Avenue, all being more particularly described as follows:

BEGIN at the southwest corner of said Parcel A; thence along the West line of said Parcel A, North 1°41'43" West, 466.29 feet to the northwest corner of said Parcel A; thence continue North 1°41'43" West, 73.23 feet to a point on the center of the Right-of-Way for Griffin Road as shown on said Plat; thence along said line, North 88°28'36" East, 976.88 feet; thence along the center of Right-of-Way of S.W. 58th Avenue as shown on said Plat, South 1°40'19" East, 362.95 feet; thence North 88°16'15" East, 12.50 feet; thence along the aforementioned center of Right-of-Way of S.W. 58th Avenue, South 1°40'19" East, 173.65 feet; thence South 88°18'17" West, 40.00 feet to the southeast corner of said Parcel A; thence along the South line of said Parcel A, continue South 88°18'17" West, 949.11 feet to the Point of Beginning.

Said lands lying and situate in the Town of Davie, Broward County, Florida, and containing 12.1147 acres (527, 706 square feet), more or less.

SURVEYOR'S NOTES

1. Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
6. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
7. Sources of information used in the preparation of this Sketch and Description are as follows:
 - A) Plat of TROTTERS CHASE, Plat Book 178, Page 41, Broward County Records;
 - B) Plat of EVERGLADE LAND SALES COMPANY SUBDIVISION, Plat Book 2, Page 34, Miami-Dade County Records;
 - C) Plat of JOHN W. NEWMANS SURVEY, Plat Book 2, Page 26, Miami-Dade County Records;
 - D) FDOT R/W Map Section 86015-2506 for State Road 818, Griffin Road;
 - E) Paving, Grading & Drainage Plan prepared by Sun-Tech Engineering, Job No. 11-3421, last revision date 2/21/2013.
8. Sun-Tech Engineering, Inc., is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
10. Bearings shown hereon are based on an assumed datum and are relative to a South line of Parcel A, bearing South 88°18'17" West.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: December 16, 2013


Charles E. Rossi, P.L.S. Date

Professional Surveyor and Mapper
Florida Registration No. 4798

DATE	REVISION	BY	CHK.



Sun-Tech Engineering, Inc.

Engineering - Surveying - Planning
Certificate of Authorization Number LB 7019

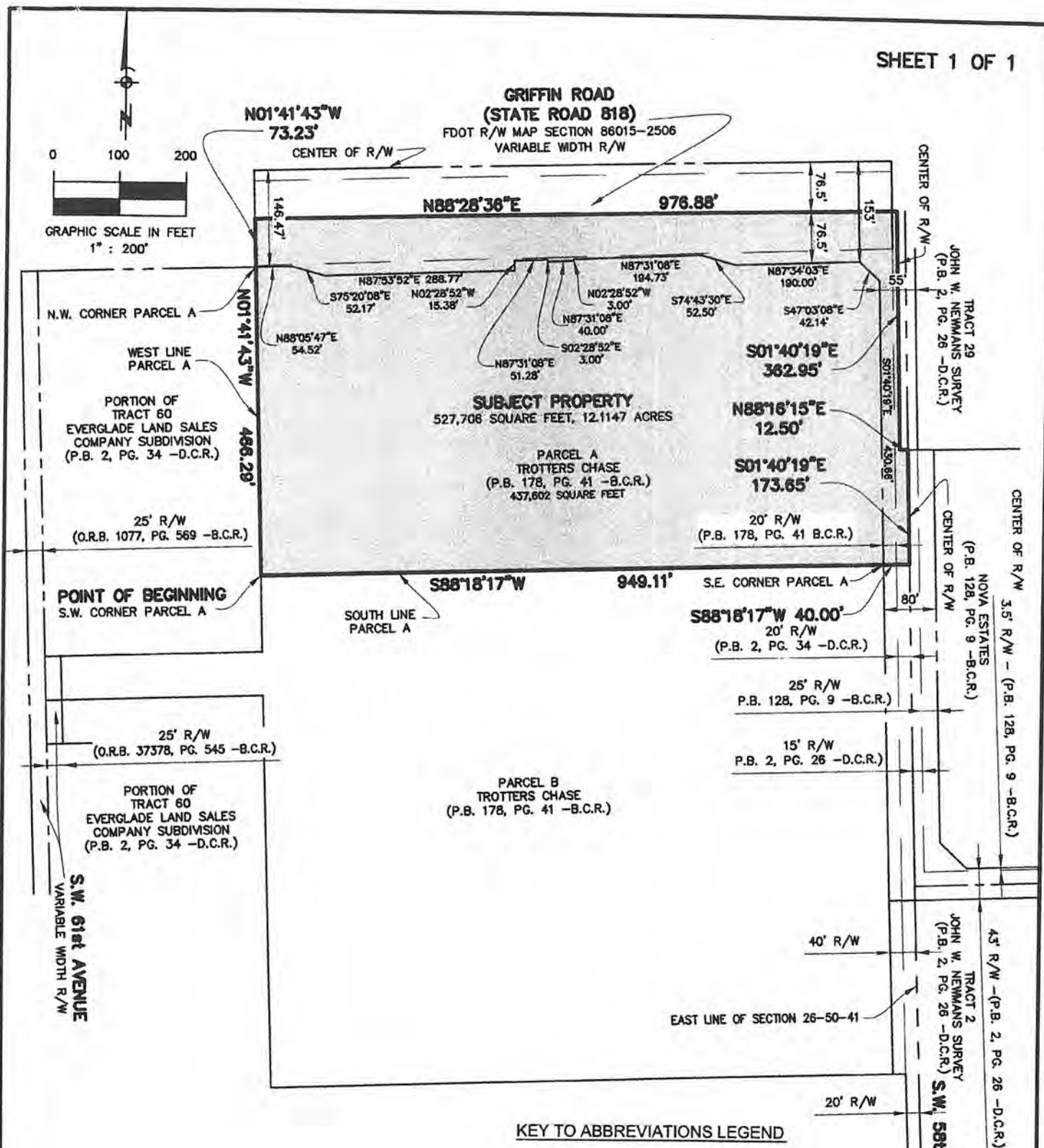
1600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311

Phone (954) 777-3123
Fax (954) 777-3114

3541ak1PorA.dwg

JOB No.:

13-3541



KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
C	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
D.C.R.	MIAMI-DADE COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
(TYP)	TYPICAL
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
NO.	NUMBER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION



Sun-Tech Engineering, Inc.

Engineering - Surveying - Planning
Certificate of Authorization Number LB 70191600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311Phone (954) 777-3123
Fax (954) 777-3114

3541sk1ParA.dwg

JOB No.:

13-3541

A parcel of land being a portion of Parcel B, **TROTTERS CHASE**, according to the Plat thereof, as recorded in Plat Book 178, page 41 of the Public Records of Broward County, Florida, together with a portion of S.W. 58th Avenue and a portion of S.W. 61st Avenue, all being more particularly described as follows:

BEGIN at the most northerly northwest corner of said Parcel B; thence along the North line of said Parcel B, North 88°18'17" East, 949.11 feet to the northeast corner of said Parcel B; thence continue North 88°18'17" East, 40.00 feet to a point on the centerline of S.W. 58th Avenue as shown on said Plat; thence along said line, South 1°40'19" East, 150.95 feet; thence South 88°14'30" West, 167.73 feet to a point on arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 55.00 feet, a central angle of 90° 00'00", an arc distance of 86.39 feet; thence tangent to said curve, South 1°45'30" East, 196.33 feet; thence South 88°14'30" West, 624.00 feet; thence North 1°45'30" West, 196.97 feet to a point on the arc of a tangent curve; thence northwesterly along the arc of said curve being concave to the southwest, having a radius of 55.00 feet, a central angle of 90°00'00", an arc distance of 86.39 feet; thence tangent to said curve, South 88°14'30" West, 32.38 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 55.00 feet, a central angle of 89°56'13", an arc distance of 86.33 feet to a point on the West line of said Parcel B; thence along said line, North 1°41'43" West, 25.00 feet to a corner of said Parcel B; thence along a South line of said Parcel B, South 88°14'30" West, 305.00 feet to the most westerly southwest corner of said Parcel B; thence continue South 88°14'30" West, 25.00 feet to a point on the centerline of said S.W. 61st Avenue as shown on said Plat; thence along said line, North 1°41'44" West, 66.00 feet; thence North 88°14'30" East, 25.00 feet to the most westerly northwest corner of said Parcel B; thence along a North line of said Parcel B, continue North 88°14'30" East, 305.00 feet to a corner of said Parcel B; thence along the aforementioned West line of said Parcel B, North 1°41'43" West, 115.35 feet to the Point of Beginning.

Said lands lying and situate in the Town of Davie, Broward County, Florida, and containing 7.5828 acres (330,308 square feet), more or less.

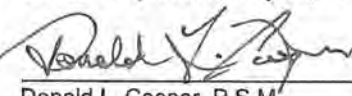
SURVEYOR'S NOTES

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 - Plat of EVERGLADE LAND SALES COMPANY SUBDIVISION, Plat Book 2, Page 34, Miami-Dade County Records;
 - Plat of JOHN W. NEWMANS SURVEY, Plat Book 2, Page 26, Miami-Dade County Records;
 - FDOT R/W Map Section 86015-2506 for State Road 818, Griffin Road;
 - Paving, Grading & Drainage Plan prepared by Sun-Tech Engineering, Job No. 11-3421, last revision date 2/21/2013.
- Sun-Tech Engineering, Inc., is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
- The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
- Bearings shown hereon are based on an assumed datum and are relative to a South line of Parcel A, bearing South 88°18'17" West.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.
Date of Preparation: May 13, 2014


Donald L. Cooper, P.S.M. Date
Professional Surveyor and Mapper
Florida Registration No. 6269

DATE	REVISION	BY	CHK.
5/14/2014	REVISED BOUNDARY	VV	DC



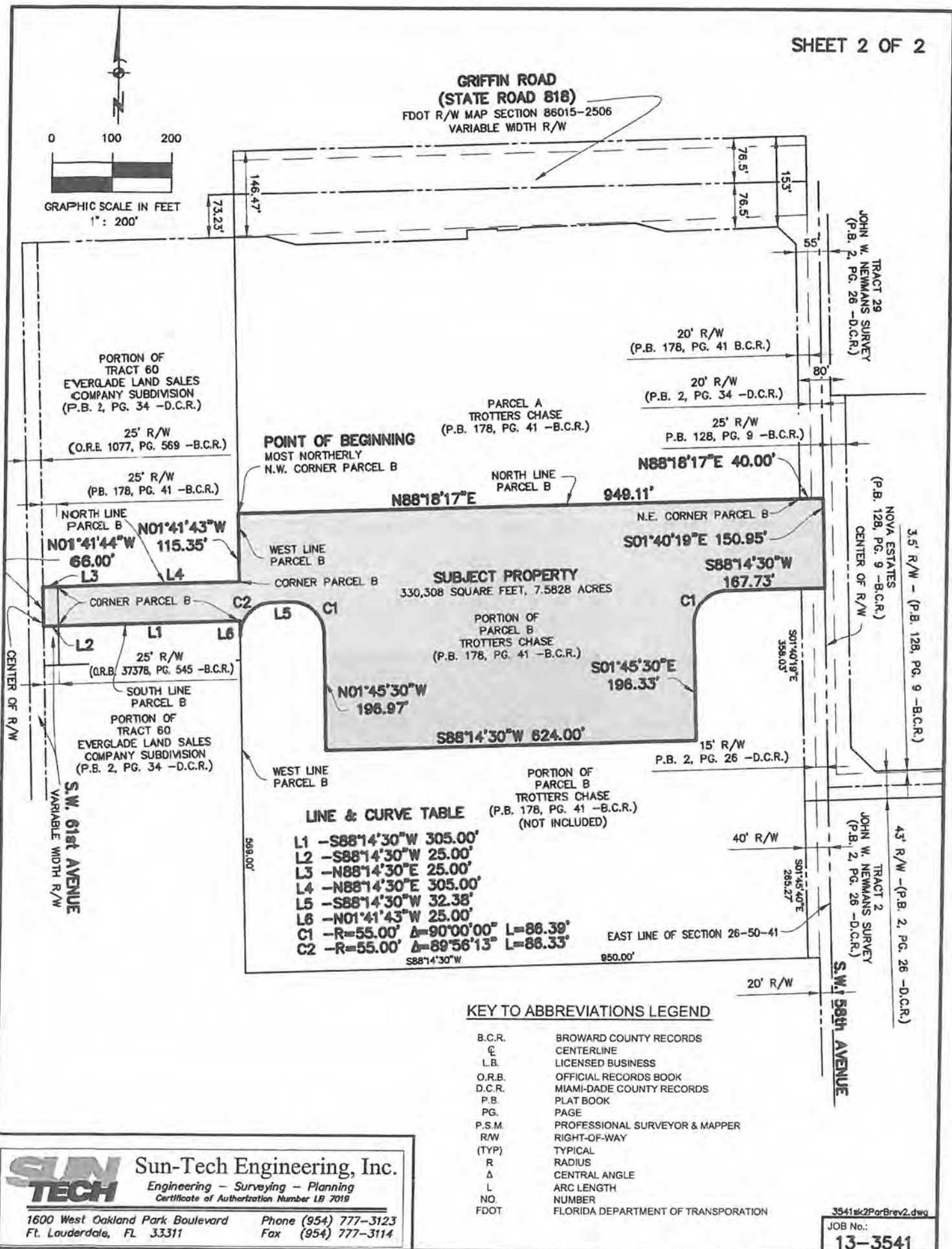
Sun-Tech Engineering, Inc.
Engineering - Surveying - Planning
Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard Phone (954) 777-3123
Ft. Lauderdale, FL 33311 Fax (954) 777-3114

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JOB No.:

13-3541



Sun-Tech Engineering, Inc.

Engineering - Surveying - Planning
Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311

Phone (954) 777-3123
Fax (954) 777-3114

PROPERTY TAX COMPARISON ¹			
Application Number: LA 13-327 Horseshoe Lake (Trotters Chase)			
Property Tax			
	Size/Square Foot		
Land (Folio: 50-41-26-53-0010)	438,573		\$3,826,800
Land (Folio: 50-41-26-53-0020)	756,612		\$1,673,730
Total Taxable Value			\$5,500,530
Currenet Town Property Taxes ²			\$27,959
Land Use Designation: Commercial/Residential 3 DU/Acre (Allocation of Flexibility)			
	Size/Square Foot	Use/\$ Per Square Foot	
Land	1,195,185	\$15	\$17,927,775
Building	125,513	\$90	\$11,296,170
Building	326,400	\$61	\$19,910,400
Total Taxable Value			\$49,134,345
Potential Town Property Taxes ³			\$249,745
Land Use Designation: Residential 10 DU/Acre			
	Size/Square Foot	Use/\$ Per Square Foot	
Land	1,195,185	\$20	\$23,903,700
Building	286,700	\$76	\$21,789,200
Total Taxable Value			\$45,692,900
Proposed Town Property Taxes ³			\$232,252

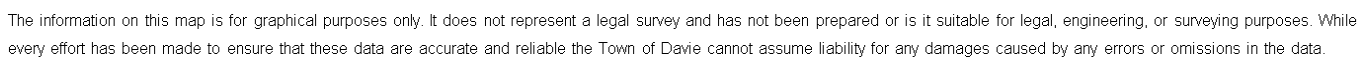
¹ Based on best available data. Comparison does not include Town impact fees.

² Assumes no exemptions.

³ A taxable value multiplied by millage rate of 5.0829 (operating only).



The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.



Citizen Participation Plan For

Trotters Chase

Submitted to Town of Davie

1) Project Description

MG3 Developer Group, LLC ("Applicant") is requesting a land use plan amendment for a townhouse development on the property shown in Exhibit A. This property is located on the south side of Griffin Road between SW 58 Avenue and SW 61 Avenue.

2) Contact Information

Owner: MG3 Developer Group, LLC
Attention: John Gavenas
1915 Harrison Street
Hollywood, FL 33020
Telephone: (954) 454-1996

Applicant: MG3 Developer Group, LLC
Attention: John Gavenas
1915 Harrison Street
Hollywood, FL 33020
Telephone: (954) 454-1996

Attorney for Applicant: Dennis D. Mele, Esq.
Greenspoon Marder, P.A.
100 West Cypress Creek Road
Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 527-2409

3) List of Affected Parties

A list of property owners, homeowners associations, tenants and property owners associations located within 1000' of the subject property as provided by Town of Davie Development Services Department, Planning and Zoning Division will be used to determine the Affected Parties. See Exhibit B.

4) Notification of Affected Parties

The Applicant proposes to notify all Affected Parties by sending an invitation to attend scheduled meetings. Invitations will be sent by regular US Mail. The date and time of the second meeting will be included in the meeting notice and will be announced at the first meeting. Both required meetings will be held at least one week prior to the first DRC meeting. Any additional meeting(s) will be held after the DRC to present revised plans and new information. Subsequent mailings will be utilized to announce any additional meetings.

5) Dissemination of Information to Affected Parties

At the scheduled meetings, the Applicant will present the project to the Affected Parties. Information on proposed use of the property, the applications filed with the Town, and the general Town review and hearing processes will be summarized.

6) Schedule of Events

January 8, 2014	Submit draft Public Participation Notice to Town
January 17, 2014	Submit final Public Participation Notice to Town
January 17, 2014	Send notices to Affected Parties (announcing 1 st and 2 nd meetings)
January 27, 2014	1 st Public Meeting
February 3, 2014	2 nd Public Meeting
April 18, 2014	Submit Citizen Participation Report to Planning and Zoning Division staff

7) Citizen Participation Report

Consistent with Section 12-319.8, Citizen Participation Reports will be prepared for each public meeting held with Affected Parties and presented to the Town at least 10 days prior to the first public hearing. Planning and Zoning Division staff will be informed of all citizen participation efforts by the Applicant or its agent.

**EXHIBIT A
LOCATION MAP**

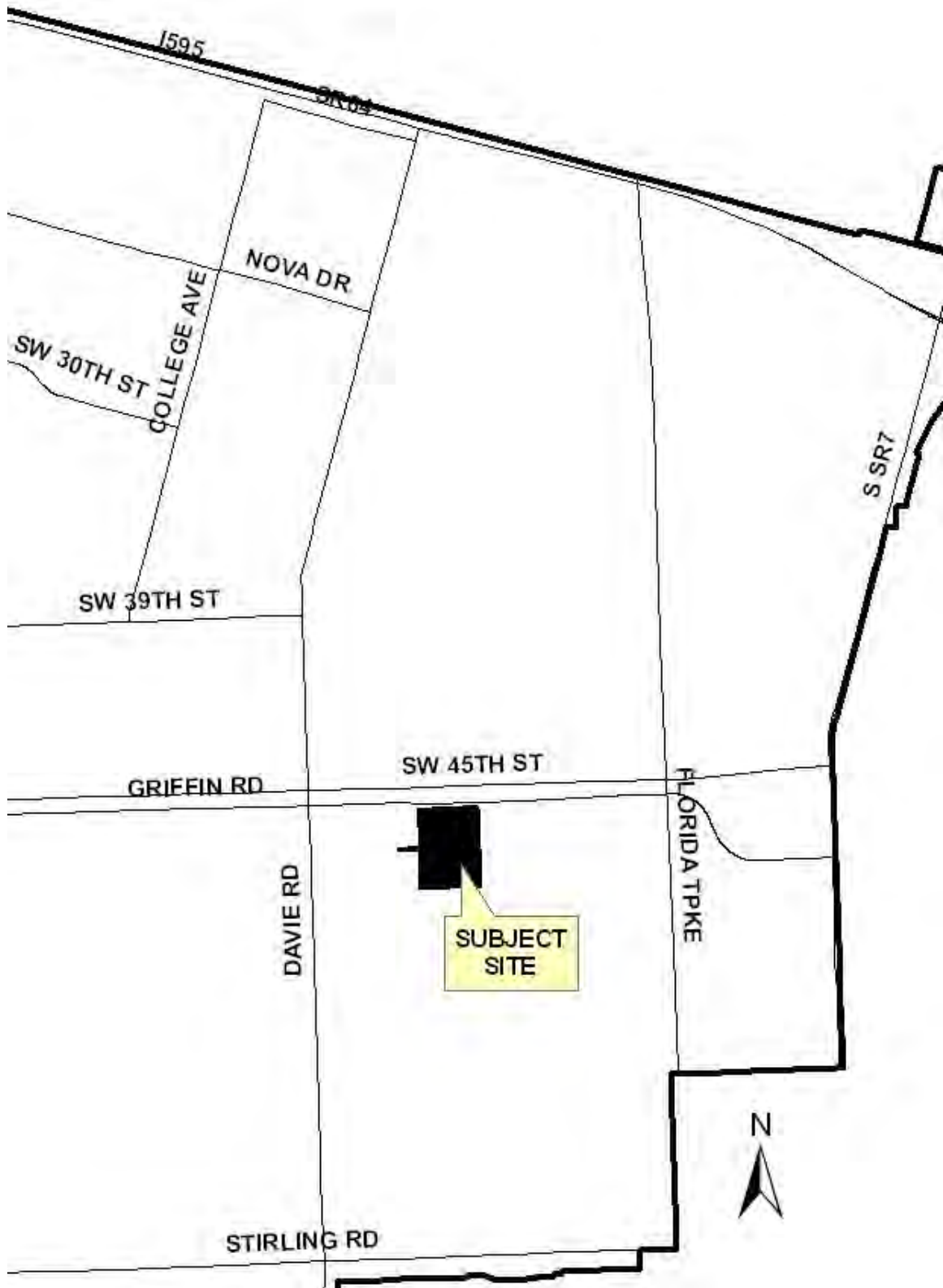


EXHIBIT B
LIST OF AFFECTED PARTIES

REFER TO ATTACHMENT 8.
NOTICING INFORMATION

**EXHIBIT C
FINAL NOTICE**

MEETING NOTICE

January 17, 2014

Re: Citizen Participation Plan Meeting for Trotters Chase

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to ***Trotters Chase*** for a parcel located on the south side of Griffin Road between SW 58 Avenue and SW 61 Avenue. The applicant is proposing to build 204 townhomes on the property.

Under a Town of Davie ordinance, the applicant is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: January 27, 2014

Time 6:15 to 7:15 PM

Location: Eastside Community Center
4300 SW 55th Avenue
Davie, Florida 33314

Second Citizen Participation Meeting:

Date: February 3, 2014

Time 6:15 to 7:15 PM

Location: Eastside Community Center
4300 SW 55th Avenue
Davie, Florida 33314

If you wish to submit written comments, please send them to:

Cynthia A. Pasch, AICP
100 West Cypress Creek Road
Suite 700
Fort Lauderdale, FL 33309

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

If you have any questions you can contact Cynthia Pasch at 954-527-6266.

Attachments: Location Map

(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)

MEETING NOTICE

March 7, 2014

Re: Citizen Participation Plan Meeting for Trotters Chase

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to ***Trotters Chase*** for a parcel located on the south side of Griffin Road between SW 58 Avenue and SW 61 Avenue. The applicant is proposing to build 204 townhomes on the property.

The Applicant has scheduled the following third citizen participation meeting for the Trotters Chase development.

Third Citizen Participation Meeting:

Date: April 3, 2014

Time 7:00 to 8:00 PM

Location: **Old Davie School Historical Museum Cafe**
6650 Griffin Rd. | Davie, FL 33314

If you wish to submit written comments, please send them to:

Cynthia A. Pasch, AICP
100 West Cypress Creek Road
Suite 700
Fort Lauderdale, FL 33309

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

If you have any questions you can contact Cynthia Pasch at 954-527-6266.

Attachments: Location Map

(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)



888.491.1120
www.gmlaw.com

From the desk of:
Cynthia A. Pasch, AICP
Trade Centre South, Suite 700
100 W. Cypress Creek Road
Fort Lauderdale, Florida 33309-2140
Phone: 954.491.1120
Fax: 954.771.9264
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

June 2, 2014

VIA EMAIL AND US MAIL

Mr. David Abramson
Deputy Planning & Zoning Manager
Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

**Re: Citizen Participation Report
Horseshoe Lake Land Use Plan Amendment**

Dear David:

We are providing this Citizen Participation Report in accordance with Section 12-319.8 of the Town of Davie Code of Ordinances. Three citizen participation meetings were held on January 27, February 3 and April 3 in accordance with the Citizen Participation Plan previously submitted. The sign in sheets and summary of comments received and responses provided are enclosed.

Based on the outcomes described above, we do not believe any further citizen participation activities are necessary at this time.

Please contact me at your convenience if you need further information concerning this matter.

Sincerely,



Cynthia A. Pasch, AICP
Land Planner

Enclosures

EXHIBIT 1
SIGN IN SHEET
JANUARY 27, 2014

Trotters Chase Community Meeting 1/27/14

Name	Address	Contact Information
SCHAFER	4940 SW 61 AV	954-5812708

DAVID HARRIS	4901 SW 61 AVE	954-587-1393
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Wendy Lundry	4850 SW 55 Ave	786-277-2782
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Victor Leo	"	"
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Jim & Debbie Ferranti	4821 SW 58 Ave	954 805 3905
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Richie Olympio	4519 SW 55 Ave	954-380-6663
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MATT & CHRIS MURPHY	4800 SW 59th	954 792 5313
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Patrick Hannemann	4710 & 4740 SW 61 AVE	305 904-1263
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Elyse Swalley	4680 SW 61 AVE	786-326-8801
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Steve + Terry Fuller	4875 SW 57 Ter	954-321-1692
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Mike Georgy	5700 Griffin Rd	954-343-6001
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Bryan Caltraka	3860 SW 60th AVE	954-587-5854
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LAURA BRUDZINSKI		786-412-5563
------------------	--	--------------

Nick Schneider & Heather Schneider	585	703-9481
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Judy Smitz	5740 SW 47 St. Davie, FL	33314
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Dr. Janna	6741 SW 47 St	Davie, FL 33314
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Jodi Davidson	4741 SW 57 Ter	Davie
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Caryl Haffay	TOD	
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Eric Swalley	4680 SW 61 AVE	Davie 33314
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Robert Gellberg	6100 SW 51 St	Davie 33314
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Paul Humann	4980 SW 61 Ave	Davie 33314
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Mayor Judy Paul		
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EXHIBIT 2
SIGN IN SHEET
FEBRUARY 3, 2014

Sign In
February 3, 2014

Name	Contact Information
Wendy Lundry	badfastleo@gmail.com
TERRY COONEY	TECOONEY@AOL.com
Judy Smith	smortgagepro@comcast.net
GRACE FARRAR	grace_farrar@dave-fl.gov.
Terry + Steve Fuller	AZups@yahoo.com
Mike Stettner	51A383@AOL.com
Eric Stettner	ES7269RATT.com
Chris + Matt Murphy	954-328-4712
Patrice Hannemann	305-904-8263
Caryl Hattan	TOD
Christina Termin	Ctermin84@hotmail.com
Paula Tracy	11 11

EXHIBIT 3
SIGN IN SHEET
APRIL 3, 2014

April 3, 2014

Sign In

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Bryan Calaska	3860 SW 60th Ave	954-507-5884
Victor Leo	4830 SW 58 Ave	786-277-2782
Kelly Owen	4650 SW 61st Ave	813-760-5525
Paul Paul Hlemann	4980 SW 61 Ave	954-316-9054
Matt + Chris Murphy	4800 SW 59th	9-792-5313
RODNEY HARRISON	4865 SW 58 AVE	954-792-2113
MARLON PRIETO	4848 SW 61st Ave	954-540-2267
Wendy Lundry	4830 SW 58 Ave	786-454-2027
Judy Paul	6591 Orange Dr	954-797-1030
Bruce Jarran	5741 SW 47th	954-693-8237
Doug McHay	Groff's	954-274-6508
Jodi Davidson	4741 SW 57 Ter	9-260-6447

EXHIBIT 4
SUMMARY OF COMMENTS AND RESPONSES

HORSESHOE LAKE LAND USE PLAN AMENDMENT COMMUNITY MEETINGS

The first two community meetings were held to explain the land use plan amendment, the proposed development and the land development approval process. Dennis Mele opened both meetings by describing the 2006 development plan for the property that was approved with the existing Commercial and Residential (3) land use plan designations on the Town land use plan. Approvals were granted from the Town and the County that would allow the following on the property:

- Lake
- Duplex Units
- Townhomes
- Commercial with apartments above
- 204 apartments (30 of which were to be affordable)
- 120,000 square feet of office/retail

The proposed land use plan amendment application and land development approval process was explained. The proposed development plan was presented that included 204 2-story townhouse units with a lake along the south property line. Three access points are proposed like in the prior plan.

Comments and questions from the residents and responses are summarized below.

- Residents to the east want more buffer.
 - Request will be considered.
- Residents to the west want to protect their horses from noise and light.
 - Request will be considered.
- Retention lake should remain on the south side of the property but residents on SW 58th Avenue requested a 'U' shape for more buffer along SW 58th Avenue.
 - Request will be considered but this will mean that the units will be closer to the south property line.
- Several different requests were made for walls/buffers. The requests range from a wall, open picket fence, columns and wrought iron fence, to no wall or fence.
 - Requests will be considered.
- Traffic is one of the primary concerns. Residents requested adding turn lanes on the northbound approaches to Griffin Road on SW 58th Avenue and SW 61st Avenue.
 - There doesn't appear to be enough right-of-way for turn lanes at the intersections but we will look into this request. We will contact the owner of the office building at Griffin and SW 58th Avenue to see if he will dedicate right of way for the turn lane.
- Grid layout was criticized. A more curvilinear organic plan was requested.
 - Request will be considered.
- The general consensus was that the current proposal is superior to the prior plan because there is no commercial and no rental units.
- Residents restricted driveway on SW 58th Avenue to right turns only.
 - Request will be considered.
- Requests to eliminate access on SW 58th Avenue and SW 61st Avenue.
 - We can't eliminate access on one of the side streets in fairness to the residents on the other street. We can't eliminate both access points because a second access is required for emergency access.

- Residents indicate SW 58th Avenue is sinking and requested the developer rebuild SW 58th Avenue.
 - The portion of SW 58th Avenue adjacent to the Property will be rebuilt according to Town standards.
- Residents closest to the western property line don't want the pool/club or lift station near property line.
 - This request will be considered.
- What is the square footage of the units?
 - 1,500-1,600 square feet.
- Concerns regarding increased traffic and delays getting onto Griffin Road.
 - A traffic study will be prepared.
- Residents can't walk to parks in the area because there is no sidewalk connection to Sunnyland Park.
 - We will consider building a sidewalk to the neighborhood park.
- Where will residents park?
 - In driveways and in garages.
- Left bound turn onto Griffin Road at the main entrance was requested.
 - FDOT will not permit a leftbound turning movement because it is too close the other intersections.
- Can power lines be buried?
 - We will evaluate this request.
- Is the lake proposed to be public?
 - The lake is proposed to be private because the Town wouldn't want to maintain the lake.
- Single family units were requested instead of townhomes.
 - Single family units are not economically feasible given the price of the land and the proximity to Griffin Road.
- An equestrian trail was requested.
 - This request will be considered.
- Speed bumps on SW 61st Avenue requested because it is used as a cut through and cars speed.
 - Residents were encouraged to raise these issues with the Town Police and Engineering departments.
- Concerns raised regarding flooding on adjacent properties due to this development.
 - Drainage system must be designed so that no stormwater flows onto any adjacent properties.
- Residents on SW 58th Avenue raised concerns regarding vehicle lights shining into homes and residents from the townhomes being able to see into their homes.
 - The driveway on SW 58th Avenue is further north than it was in the prior plan. A cross-section from the existing homes to the proposed units will be prepared to show the distance between the buildings.
- What is price range of units?
 - \$250,000-\$280,000.
- When will work begin?
 - In approximately 2 years.

After the first and second meetings residents were advised that a third meeting would be held after the developer evaluated the comments received and the meeting would be held at a location that provides more parking.

A third meeting was held to address the concerns raised at the prior meetings and to present a revised plan which included the following revisions:

- Pool and clubhouse was moved to the interior of the property.
- A wall is added along the south side of the entrance on SW 61st Avenue and on the west property line south of the entrance on SW 61st Avenue.
- The lake is now u-shaped.
- Eliminated 8 unit buildings. There are now 6 and 4 unit buildings only (same as Saddle Bridge), now 72 end units with 2 car garage. There are now more 2 car garage units resulting in more higher priced units.
- Access on SW 58th Avenue will be right in and right out only. No left out on SW 58th Avenue.
- The access point on SW 58th Avenue was moved farther north and now aligns with the office property to the east so that vehicle lights will not shine into single family homes.
- If CBWCD approves, the developer will install a culvert along SW 58th Avenue to create land needed to install a right turn lane on SW 58th Avenue at Griffin Road subject to a design being approved by the permitting agencies.
- Townhomes adjacent Griffin Road were reoriented east/west and do not back up to Griffin Road.
- Amount of guest parking was increased.
- Multipurpose trail was added around the lake and will be maintained by the homeowners association. There will not be any lights on the trail.
- Provide that there is sufficient right-of-way the developer will construct a sidewalk on SW 48th Street to Sunnyland Park.

New issues raised at the third meeting:

- The operator of the day care that is adjacent to the driveway on SW 61st Avenue does not want a wall along the driveway because access to the day care is provided along that property line.
 - The wall will be removed along the driveway to provide access to the day care.
- The owner of the Alternate Education Foundation which operates the school at 4650 SW 61st Avenue is concerned about the traffic generated by the development and the amount of cars exiting the development and heading northbound on SW 61st Avenue.
 - The number of trips generated from the proposed 188 townhomes is significantly less than the trips generated by the prior development.

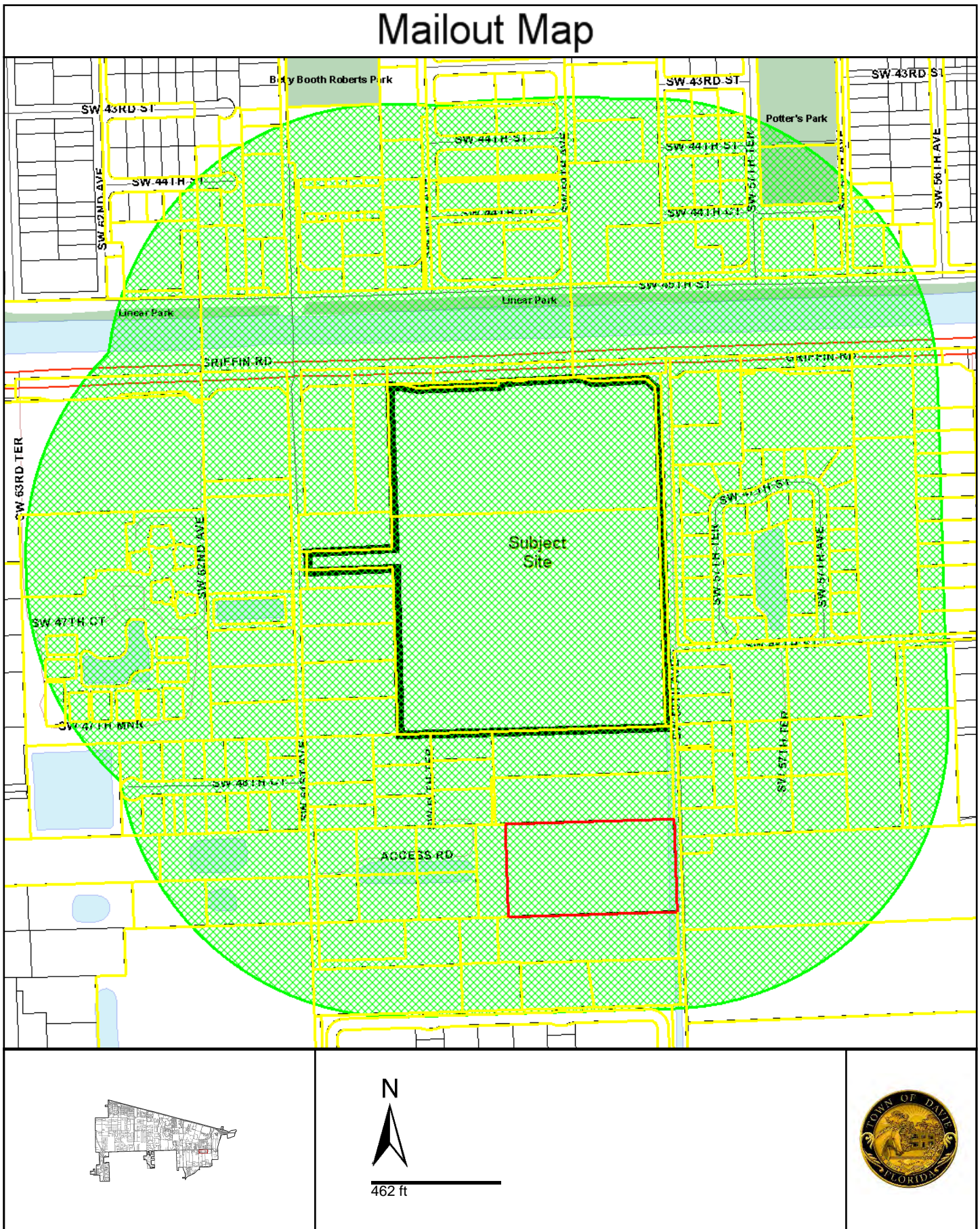
Other issues that were addressed at the third meeting.

- The County plat approval for Trotters Chase required the developer to post a security for 50% of a traffic signal at SW 58th Avenue and Griffin. If traffic warrants the signal, the developer will contribute to construction of the signal.
- SW 61st Avenue is a T-intersection with Griffin Road so a turn lane can't be added while still maintaining the intersection configuration. Also, major utility poles are currently located where the turn lane would be.

- The prior plan generates almost 6,000 trips per day. The proposed plan generates 1100 trips per day.

Follow-up:

A study of traffic movements at each driveway was prepared and submitted with the land use plan amendment application.



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

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Name 1	Name 2	ADDRESS	CITY	STATE	ZIP	ZIP4
4850 MANAGEMENT INC		4840 SW 58 AVE	DAVIE	FL	33314	
57 TERS MANAGEMENT INC		4840 SW 58 AVE	DAVIE	FL	33314	
5780 GRIFFIN ROAD LLC		5700 GRIFFIN RD STE 200	DAVIE	FL	33314	
58 AV MANAGEMENT INC		4840 SW 58 AVE	DAVIE	FL	33312	
6101 SW LLC		4781 N CONGRESS AVE #217	BOYNTON BEACH	FL	33426	
A F INVESTMENTS LTD		PO BOX 291918	FORT LAUDERDALE	FL	33329	1918
ACHEMIRE,JAMES B & LINDA S		4770 SW 58TH AVE	DAVIE	FL	33314	4530
ACOSTA,EDUARDO		5770 SW 43 ST	DAVIE	FL	33314	
ADLER,ROBIN DIANE		6182 SW 48 CT	DAVIE	FL	33314	4402
ADRIAN,BRENT &	ADRIAN,IRENE J	5600 SW 48 ST	DAVIE	FL	33314	
ALAYO,CELESTINO &	ALAYO,ISABEL	13640 SW 23 TER	MIAMI	FL	33175	6344
ALAYO,LINO		6120 SW 44 ST	DAVIE	FL	33314	3420
ALBURY,JAMES H & DEBORAH		4820 SW 59 TER	DAVIE	FL	33314	4404
ALL TALK KNOW ACTION INC		5901 SW 44 ST	DAVIE	FL	33314	
ALVAREZ,YRAIDA		4700 SW 57 AVE	DAVIE	FL	33314	
AMCHIR,DONNA	DONNA AMCHIR REV TR	4960 SW 61 AVE	DAVIE	FL	33314	
ARMSTRONG,SHARON M &	ARMSTRONG,STEVEN J	920 SW 75 AVE	PLANTATION	FL	33317	3226
ASSOCIATION OF ISLAMIC	CHARITABLE PROJECTS INC	4431 WALNUT ST	PHILADELPHIA	PA	19104	
BARDOUILLE,ALLAN & JUDITH		4385 SW 57 TER	DAVIE	FL	33314	
BARONE,RONDA B		10032 SCENIC WALK AVE	LAS VEGAS	NV	89149	
BENTON,BERRY A & MILAGRO A		4751 SW 57 TER	DAVIE	FL	33314	4523
BERNARD,MAURICE		5053 SW 58 AVE	DAVIE	FL	33314	
BRUDZINSKI,JONATHAN & LAURA V		4761 SW 57 TER	DAVIE	FL	33314	4523
BUCKENS,WILLIAM JR		4750 SW 57TH AVE	DAVIE	FL	33314	4546
BURNS,JEFFREY	DE LA TORRE,OLGA	4770 SW 57 TER	DAVIE	FL	33314	4504
CALKINS,CRAIG S & TAMMY L		4821 SW 59 TER	DAVIE	FL	33314	4403
CARR,LISA & SAMUEL		5711 SW 47 ST	DAVIE	FL	33314	4555
CARROLL RAY ANDERSON REV TR	ANDERSON,CARROLL RAY TRSTE	4950 SW 111 TER	DAVIE	FL	33328	3903
CLARK,ISAAC L		5731 SW 44 CT	DAVIE	FL	33314	3861
CLAWSON,RICHARD M & DEBORAH		4740 SW 57 TER	DAVIE	FL	33314	4504
COLLINS,HAYLEY	ROY S COLLINS REV TR	5051 SW 58 AVE	DAVIE	FL	33314	
COMMUNITY DEVELOPMENT CAPITAL	GROUP LLC	15849 N 71 ST STE 252	SCOTTSDALE	AZ	85254	
COONEY,TERENCE E H/E	COONEY,DEBORAH S	4931 SW 61 AVE	DAVIE	FL	33314	4411
COUNTRY HOMES HMOWNERS ASSN INC		5760 SW 47 ST	DAVIE	FL	33314	
CRIOLO,GABRIEL	PEREZ-CRIOLO,EDITH	5765 SW 44 ST	DAVIE	FL	33314	
CROOKS,JACQUELINE		5760 SW 43 ST	DAVIE	FL	33314	
CUENCA,EDGARD H		4900 SW 61 AVE	DAVIE	FL	33314	
DAVIDSON,JONATHAN & JODI		4741 SW 57 TER	DAVIE	FL	33314	4523
DAVE ESTATES HOMEOWNERS ASSOC		2320 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	
DAVE MANOR 3 LLC		8712 SHERATON DR	MIRAMAR	FL	33025	2708
DAVE UNITED WAREHOUSES INC		4350 SW 59 AVE	DAVIE	FL	33314	
DAVOLI,JOSEPH E	JOSEPH E DAVOLI LIV TR	4531 SW 55 AVE	DAVIE	FL	33314	4517

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DEAN,DEBORAH L	FERRANTI,JAMES A	4801 SW 58 AVE	DAVIE	FL	33314	33314
DENMARK,JAMES & JO MILDRED		4420 SW 55 AVE	DAVIE	FL	33314	3837
DUANES AUTO WORLD INC		5701 SW 45 ST	DAVIE	FL	33314	3848
EDWARD & LISA DIMEGLIO TR	DIMEGLIO,EDWARD & LISA TRSTEEES	2510 SW 105 TER	DAVIE	FL	33324	
FALCON INDUSTRIES LLC		5921 SW 44 CT	DAVIE	FL	33314	3640
FARRAR,GRACE M		5741 SW 47 ST	DAVIE	FL	33314	4555
FERENCE,SCOTT G		6180 SW 48 CT	DAVIE	FL	33314	
FERGUSON,WILLIAM & MARY		4701 SW 57 TER	DAVIE	FL	33314	4523
FERRANTI,JAMES A		4821 SW 58 AVE	DAVIE	FL	33314	4531
FIORINO,CYNTHIA V		4701 SW 55 AVE	DAVIE	FL	33314	4521
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421
FLORIDA DRAVA INC		3300 SW 46 AVE	DAVIE	FL	33314	2215
FORE,RONALD F &	SOZIO,BARBARA J	4731 SW 57 AVE	DAVIE	FL	33314	4524
FREEMAN,MICHAEL & SHERILL		5750 SW 48TH ST	DAVIE	FL	33314	4540
FREEMAN,PATSY H/E	FREEMAN,MICHAEL	4800 SW 58 AVE	DAVIE	FL	33314	4532
FRIEDER,MARC S		4761 SW 57 AVE	DAVIE	FL	33314	4524
FROMER,DEBRA		4944 SW 61ST AVE	DAVIE	FL	33314	4431
FULLER,STEVEN & TERRY		4875 SW 57TH TER	DAVIE	FL	33314	4525
G M LAND TR	MUNOZ,GLORIA TRSTEE	9006 COLEMAN AVE	NORTH BERGEN	NJ	7047	
GALLO,MATTHEW & ROWENA		4771 SW 57 AVE	DAVIE	FL	33314	
GARCIA,TIFFANY D		4750 SW 57 TER	DAVIE	FL	33314	4504
GATI,MICHAEL & JEANETTE		4770 SW 57 AVE	DAVIE	FL	33314	4546
GILL BROTHERS REALTY LLC		4900 SW 64TH AVE	DAVIE	FL	33314	5203
GLORIA D NICHOLSON FAM TR	NICHOLSON,GLORIA DUHRKOPP TRSTEE	202 WINDWARD PASSAGE APT 306	CLEARWATER	FL	33767	2201
GOLDBERG,ROBERT		6100 SW 51 CT	DAVIE	FL	33314	
GONZALEZ,RAFAEL & TRINA		5500 SW 48 ST	DAVIE	FL	33314	4506
GRIFFIN BC LAND LLC		20900 NE 30 AVE STE 311	AVENTURA	FL	33180	
GRIFFIN CORNERS LLC		1450 NW 87 AVE SUITE 210	DORAL	FL	33172	
GRIFFIN,A D SR EST		6143 ORANGE DR	DAVIE	FL	33314	3421
GRIFFIN,ALFRED D JR		6211 ORANGE DR	DAVIE	FL	33314	3422
GRIFFIN,ALFRED D SR EST		6143 ORANGE DR	DAVIE	FL	33314	3421
GROSSMAN,ALEX & MIRIAM	ALEX & M GROSSMAN REV LIV TR	4710 SW 57 AVE	DAVIE	FL	33314	4546
GUTIERREZ,UBERTI &	GUTIERREZ,REBECCA	12569 SW 21 ST	MIRAMAR	FL	33027	
HANNEMANN,PATRICE M &	HANNEMANN,PEARL G	1300 MONROE ST	HOLLYWOOD	FL	33019	1824
HANSARD,DONALD W &	HANSARD,MARGARET L	4730 SW 57 TER	DAVIE	FL	33314	4504
HARKER,WAYNE &	MERCER,MARIE	4785 SW 61 AVE	DAVIE	FL	33314	
HARRIS,DAVID M	WIGGINS-HARRIS,PAMELA S	4901 SW 61ST AVE	DAVIE	FL	33314	4411
HARRIS,LINDA		5700 SW 47 ST	DAVIE	FL	33314	4548
HARRISON,RODNEY B &	SMITH,KENNETH J	4865 SW 58 AVE	DAVIE	FL	33314	4531
HENRY,SYLVESTER P & JENNIFER C		5755 SW 44 ST	DAVIE	FL	33314	
HEYDER,KENNETH &	HEYDER,SUSAN A	6190 SW 48 CT	DAVIE	FL	33314	
HICKEY,CARL		441 LAKE TREE DR	WESTON	FL	33326	
HUMANN,PAUL H		4980 SW 61ST AVE	DAVIE	FL	33314	4431

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INVESTING WISELY XXVI LLC	2632 HOLLYWOOD BLVD #302	HOLLYWOOD	FL	33020
J D BACKHOE ASSOCIATES INC	14430 SW 24 ST	DAVIE	FL	33325
J GRIFFIN DEV INC	1321 SE RIVERSIDE DR	STUART	FL	34996
JACKSON,MARLA DONNA	6104 SW 48TH CT # 6106	DAVIE	FL	33314
JASMINE LAKES ACQUISITION LLC	2070 N OCEAN BLVD #3	BOCA RATON	FL	33431
JEM PROPERTIES GROUP INC	5641 ORANGE DR	DAVIE	FL	33314
KC ROYAL INVESTMENTS LLC	19423 ESTUARY DR	BOCA RATON	FL	33498
KEESHAN,SERGE	4321 SW 61 AVE	DAVIE	FL	33314
KLIPP,DENNIS	4751 SW 57 AVE	DAVIE	FL	33314
KLIPP,MARY C LE	4760 SW 57 AVE	DAVIE	FL	33314
LANIER HOLDINGS LLC	5850 ORANGE DR # A	DAVIE	FL	33314
LEO,VICTOR	4830 SW 58 AVE	DAVIE	FL	33314
LEWIS,STEPHEN J	1371 BITTERBUSH LN	EL CAJON	CA	92019
LOVE N CARE HOLDINGS CORP	4848 SW 61 AVE	DAVIE	FL	33314
LYONS,TERRY G	4301 SW 61 AVE	DAVIE	FL	33314
LYSFJORD,HANS & LORI E	20242 SW 52 PL	FORT LAUDERDALE	FL	33332
M R T INVESTMENTS	5901 SW 44 ST	DAVIE	FL	33314
MARSHALL,JOSEPH D & MYRLINE	4930 SW 61 AVE	DAVIE	FL	33314
MARSHALL,MICHAEL P & MELANIE A	4525 SW 55 AVE	DAVIE	FL	33314
MARTIN,ROBERT W	6110 SW 43 ST	DAVIE	FL	33314
MATA,CARLOS A H/E	4950 SW 61 AVE	DAVIE	FL	33314
MEARS,BILL JAMES	16931 MURCOTT BLVD	LOXAHATCHEE	FL	33470
MENCONI,ROBERT L & MONICA L	4906 SW 61ST AVE	DAVIE	FL	33314
MIELE,ANGELO JR & REBECCA C	PO BOX 848006	PEMBROKE PINES	FL	33084
MOFS INVESTMENT PROPERTIES LLC	6310 SW 56 ST	DAVIE	FL	33314
MONTELLA,MARGARET V	4720 SW 57 AVE	DAVIE	FL	33314
MONTGOMERY,BILLY & KATHERINE	5740 SW 44 ST	DAVIE	FL	33314
MOTLOW,BONNIE	4720 SW 61 AVE	DAVIE	FL	33314
MRT INVESTMENTS	5901 SW 44 ST	DAVIE	FL	33314
MUNIR,ALMAS	7740 NW 47 ST	LAUDERHILL	FL	33351
MUNNILAL,PAUL & CYNTHIA	4810 SW 58 AVE	DAVIE	FL	33314
MURCK,EDWARD &	4910 SW 61ST AVE	DAVIE	FL	33314
MURPHY,MATTHEW M & CHRISTINA D	4800 SW 59TH TER	DAVIE	FL	33314
NEICEN,HOWARD III	4801 SW 61 AVE	DAVIE	FL	33314
NELSON,STEVEN	PO BOX 936172	MARGATE	FL	33093
NIOSI,ANTHONY M II &	5781 SW 47 ST	DAVIE	FL	33314
NOB HILL PARTNERS LLC	PO BOX 14723	FORT LAUDERDALE	FL	33302
NORSTRAND,LEIF L & HOLLIS C	4811 SW 59 TER	DAVIE	FL	33314
NORTON,RALPH E & PENELOPE G	5775 ORANGE DR	DAVIE	FL	33314
NOVA SOUTHEASTERN UNIVERSITY INC	3301 COLLEGE AVE	FORT LAUDERDALE	FL	33314
NOVELLA C BUSETTI REV TR	4723 38 ST	LONG ISLAND	NY	11101
OLSON,CAROL J	4810 SW 59TH TER	DAVIE	FL	33314
OLYMPIO,RICHARD ANTHONY	4519 SW 55 AVE	DAVIE	FL	33314

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ORANGE DRIVE PROPERTIES INC	5793 SW 45 ST	DAVIE	FL	33314	
OSCEOLA,ELISA BRETT	4721 SW 57 TERR	DAVIE	FL	33314	4523
OTTO,MICHELLE	330 1 AVE #11A	NEW YORK	NY	10009	
PELICAN PROPERTIES MIAMI INC	4868 SW 72 AVE	MIAMI	FL	33155	
PEREINNI,JOHN	4711 SW 55TH AVE	DAVIE	FL	33314	4521
POVLOCK,VERONICA	5721 SW 47 ST	DAVIE	FL	33314	4555
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL	33314	3348
RANKIN,JEFFREY E H/E	4800 SW 61 AVE	DAVIE	FL	33314	4410
REDDY,SHEKAR	12301 SW 1 ST	PLANTATION	FL	33325	
RIVERA,WANDA	5655 SW 192 TER	SOUTHWEST RANCHES	FL	33332	
ROBERTS,BRYANT BOOTH H/E	4400 SW 61 AVE	DAVIE	FL	33314	3616
ROBERTS,DOUGLAS & DORIS C LE	4311 SW 61 AVE	DAVIE	FL	33314	3615
ROCKET REAL ESTATE LLC	1680 MICHIGAN AVE 11FL PH4	MIAMI BEACH	FL	33139	
ROGERS,WILLIAM M EST	4700 SW 61 AVE	DAVIE	FL	33314	4408
ROMANOVA,SVETLANA	4810 SW 57 TER	DAVIE	FL	33314	
ROTH,ROBERT A	5660 GRIFFIN ROAD	DAVIE	FL	33314	4537
RUBIN,KAREN H/E	5720 SW 47 ST	DAVIE	FL	33314	4548
RYNNING,DONALD E & MARIA F	4941 SW 61ST AVE	DAVIE	FL	33314	4411
SALVINO,JOYCE M	4765 SW 61 AVE	DAVIE	FL	33314	4407
SALVINO,PEGGY JO	4775 SW 61 AVE	DAVIE	FL	33314	4407
SANTANA,RAMON	970 BOSTON RD APT 5E	BRONX	NY	10456	6738
SATTLER,CAROL J	4900 SW 58 AVE	DAVIE	FL	33314	5401
SCHAEFER,HARRY E & CAROLYN	4940 SW 61ST AVE	DAVIE	FL	33314	4431
SCHIPPER,BARBARA	6196 SW 48 CT	DAVIE	FL	33314	4402
SCHNEIDER,NICHOLAS J & HEATHER J	4771 SW 57 TER	DAVIE	FL	33314	
SCHULTZ,DUANE H	4801 SW 59TH TER	DAVIE	FL	33314	4403
SCOTT GORTON REV TR	16710 BERKSHIRE CT	SOUTHWEST RANCHES	FL	33331	
SCROFANI,JON	4740 SW 57 AVE	DAVIE	FL	33314	4546
SHOAF,V CLYDE JR & SANDRA L	35541 PANTHER RIDGE ROAD	EUSTIS	FL	32736	
SMITH,BRIAN	4515 SW 55 AVE	DAVIE	FL	33314	4517
SMITH,KENNETH J H/E	4920 SW 61ST AVE	DAVIE	FL	33314	4431
SMITH,ROBERT A JR & JUDITH A	5740 SW 47 ST	DAVIE	FL	33314	4548
STAFFORD,LEONA FAYE	171 N CAROLINA HWY 127	TAYLORSVILLE	NC	28681	
STEIN,MICHAEL L & ELLEN D	5701 SW 47 ST	DAVIE	FL	33314	4555
STONE,MARY DAVOLI	4791 SW 55 AVE	DAVIE	FL	33314	4521
SWALLEY,PAIGE J H/E	4680 SW 61 AVE	DAVIE	FL	33314	
SZEMKUS,JANICE MARLIN LE	4731 SW 57 TER	DAVIE	FL	33314	4523
TERRY'S PIES R E HOLDINGS LLLP	5660 GRIFFIN ROAD	DAVIE	FL	33314	4537
THOMAS,FRANK A JR	128 ESSEX ROAD	DAVIE	FL	33024	
THOMAS,THOMAS A JR	1530 LAKEVIEW CIR	CORAL SPRINGS	FL	33071	
TOMECEK FAM LIMITED PRTRNSHP LTD	5901 SW 44 ST	DAVIE	FL	33314	
TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL	33314	3348
TROTTA,STEVEN D &	5760 SW 47 ST	DAVIE	FL	33314	4548

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VONGUNTEN,CATHERINE Y & DAVID B	5761 SW 47 ST	DAVIE	FL	33314	4555
WALTER B MEARS FAMILY REV LIV TR	6500 GRIFFIN ROAD	DAVIE	FL	33314	
WAY,MERICK ALBERT JR	4760 SW 57 TER	DAVIE	FL	33314	4504
WESTLAKE,CHARLES L & LORI J	4730 SW 57 AVE	DAVIE	FL	33314	4546
WILLIAMS,SHANA &	4741 SW 57 AVE	DAVIE	FL	33314	4524
WONG,MEE KUEN	4521 SW 55 AVE	DAVIE	FL	33314	
YSBT MANAGEMENT LLC	116-04 METROPOLITAN AVE	RICHMOND HILL	NY	11418	1017

LA_13-327_Addresses

Name	ADDRESS_1	ADDRESS_2	CITY STATE ZIP
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 323	DAVIE FL 33314
CURRENT OCCUPANT	6300 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	4810 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	5660 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	5660 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	5780 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	5780 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	5790 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	5820 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	6020 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	6020 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	6050 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	6100 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	6302 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	6304 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	5660 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	5731 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5901 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5911 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5921 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5941 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5951 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5961 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5965 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5977 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5740 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5900 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5917 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5919 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5924 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5936 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5939 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5950 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5951 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5951 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5956 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5968 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5974 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5980 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5985 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5991 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5995 SW 44 ST		DAVIE FL 33314

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CURRENT OCCUPANT	5998 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6110 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6110 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6120 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6120 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6121 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6121 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6130 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6140 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6152 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6162 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	5641 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5691 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5701 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5725 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5775 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5793 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5793 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5795 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5799 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5841 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5850 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	5850 SW 45 ST	UNIT 1
CURRENT OCCUPANT	6045 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	6051 SW 45 ST	UNIT 1
CURRENT OCCUPANT	6051 SW 45 ST	UNIT 2
CURRENT OCCUPANT	6101 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	6101 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	6111 SW 44 ST	DAVIE FL 33314
CURRENT OCCUPANT	6121 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	6175 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	6191 SW 45 ST	DAVIE FL 33314
CURRENT OCCUPANT	6191 SW 45 ST	UNIT E
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 2
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 3
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6157D
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6159E
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6165H
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6167
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6171
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6173L
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6175M
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6177N
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6179
CURRENT OCCUPANT	6191 SW 45 ST	DAVIE FL 33314

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CURRENT OCCUPANT	6001 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	5793 SW 45 ST	UNIT EAST	DAVIE FL 33314
CURRENT OCCUPANT	6143 SW 45 ST	UNIT EAST	DAVIE FL 33314
CURRENT OCCUPANT	6001 SW 45 ST	UNIT NORTH	DAVIE FL 33314
CURRENT OCCUPANT	6001 SW 45 ST	UNIT SOUTH	DAVIE FL 33314
CURRENT OCCUPANT	5793 SW 45 ST	UNIT WEST	DAVIE FL 33314
CURRENT OCCUPANT	6143 SW 45 ST	UNIT WEST	DAVIE FL 33314
CURRENT OCCUPANT	6250 SW 47 CT		DAVIE FL 33314
CURRENT OCCUPANT	5700 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5701 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5701 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5711 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5711 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5720 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5721 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5740 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5741 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5741 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5760 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5761 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5761 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	5781 SW 47 ST		DAVIE FL 33314
CURRENT OCCUPANT	6100 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6101 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6101 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6102 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6103 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6106 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6108 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6108 SW 48 CT	UNIT 3	DAVIE FL 33314
CURRENT OCCUPANT	6111 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6117 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6117 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6119 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6120 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6120 SW 48 CT	UNIT 1	DAVIE FL 33314
CURRENT OCCUPANT	6120 SW 48 CT	UNIT 2	DAVIE FL 33314
CURRENT OCCUPANT	6120 SW 48 CT	UNIT 3	DAVIE FL 33314
CURRENT OCCUPANT	6121 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6125 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6125 SW 48 CT	UNIT 1	DAVIE FL 33314
CURRENT OCCUPANT	6125 SW 48 CT	UNIT 2	DAVIE FL 33314
CURRENT OCCUPANT	6125 SW 48 CT	UNIT 3	DAVIE FL 33314

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CURRENT OCCUPANT	6125 SW 48 CT	UNIT 4	DAVIE FL 33314
CURRENT OCCUPANT	6145 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6147 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6150 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6152 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6175 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6177 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6179 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6180 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6182 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6185 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6187 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6189 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6190 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6193 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6195 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	5500 SW 48 ST		DAVIE FL 33314
CURRENT OCCUPANT	5600 SW 48 ST		DAVIE FL 33314
CURRENT OCCUPANT	5750 SW 48 ST		DAVIE FL 33314
CURRENT OCCUPANT	4700 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4710 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4731 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4740 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4741 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4750 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4751 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4760 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4761 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4770 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4771 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4740 SW 57 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4427 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4701 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4701 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4721 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4731 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4731 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4740 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4741 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4750 SW 57 TER		DAVIE FL 33314

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CURRENT OCCUPANT	4751 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4751 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4760 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4760 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4761 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4761 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4770 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4771 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4771 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4810 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4835 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4875 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	4835 SW 57 TER	UNIT NORTH	DAVIE FL 33314
CURRENT OCCUPANT	4835 SW 57 TER	UNIT SOUTH	DAVIE FL 33314
CURRENT OCCUPANT	4621 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4770 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4800 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4801 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4816 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4816 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4820 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4821 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4830 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4865 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4900 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4900 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	5053 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	5051 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	5053 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4350 SW 59 AVE	UNIT A	DAVIE FL 33314
CURRENT OCCUPANT	4350 SW 59 AVE	UNIT E 1	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 59 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4350 SW 59 AVE	UNIT EAST	DAVIE FL 33314
CURRENT OCCUPANT	4350 SW 59 AVE	UNIT WEST	DAVIE FL 33314
CURRENT OCCUPANT	4800 SW 59 TER		DAVIE FL 33314
CURRENT OCCUPANT	4801 SW 59 TER		DAVIE FL 33314
CURRENT OCCUPANT	4811 SW 59 TER		DAVIE FL 33314
CURRENT OCCUPANT	4820 SW 59 TER		DAVIE FL 33314
CURRENT OCCUPANT	4821 SW 59 TER		DAVIE FL 33314
CURRENT OCCUPANT	4375 SW 60 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4395 SW 60 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4475 SW 60 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4311 SW 61 AVE		DAVIE FL 33314

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CURRENT OCCUPANT	4321 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4400 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4400 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 1	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 10	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 11	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 12	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 12	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 2	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 3	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 3	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 4	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 5	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 6	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 7	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 8	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 9	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 9	DAVIE FL 33314
CURRENT OCCUPANT	4650 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4650 SW 61 AVE	UNIT 4	DAVIE FL 33314
CURRENT OCCUPANT	4680 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4700 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4740 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4765 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4775 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4785 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4800 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4801 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4848 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4860 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4900 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4901 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4906 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4910 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4920 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4920 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4930 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4931 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4940 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4944 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4960 SW 61 AVE		DAVIE FL 33314

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CURRENT OCCUPANT	4980 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 104	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 204	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 204	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 303	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 201	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 203	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 204	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 303	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY		DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 201	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 202	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 203	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 302	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 303	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 101	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 102	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 103	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 104	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 201	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 202	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 203	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 204	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 301	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 302	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 303	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 304	DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY	UNIT 4	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT A 313	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER		DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 1	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 110	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 120	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 122	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 124	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 131	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 132	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 211	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 212	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 213	DAVIE FL 33314

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CURRENT OCCUPANT	4850 SW 63 TER	UNIT 214	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 221	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 222	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 223	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 224	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 232	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 27	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 311	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 321	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 331	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 411	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 411	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 412	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 414	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 431	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 432	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 433	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 434	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 90	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 322	DAVIE FL 33314
CURRENT OCCUPANT	6050 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	6100 GRIFFIN RD	UNIT 201	DAVIE FL 33314
CURRENT OCCUPANT	6100 GRIFFIN RD	UNIT 205	DAVIE FL 33314
CURRENT OCCUPANT	6100 GRIFFIN RD	UNIT 206	DAVIE FL 33314
CURRENT OCCUPANT	6100 GRIFFIN RD	UNIT 208	DAVIE FL 33314
CURRENT OCCUPANT	6100 GRIFFIN RD	UNIT 303	DAVIE FL 33314
CURRENT OCCUPANT	6100 GRIFFIN RD	UNIT 307	DAVIE FL 33314
CURRENT OCCUPANT	5931 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5985 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5987 SW 44 CT		DAVIE FL 33314
CURRENT OCCUPANT	5901 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5903 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5912 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5915 SW 44 ST	UNIT S 1/2	DAVIE FL 33314
CURRENT OCCUPANT	5918 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5925 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5942 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5948 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5962 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5965 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5971 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5975 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5992 SW 44 ST		DAVIE FL 33314

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CURRENT OCCUPANT	5915 SW 44 ST	UNIT NORTH	DAVIE FL 33314
CURRENT OCCUPANT	5705 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	5797 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	5850 SW 45 ST	UNIT 2	DAVIE FL 33314
CURRENT OCCUPANT	6001 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	6007 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	6159 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	6191 SW 45 ST	UNIT E	DAVIE FL 33314
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6153B	DAVIE FL 33314
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6157	DAVIE FL 33314
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6159	DAVIE FL 33314
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6163	DAVIE FL 33314
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6163G	DAVIE FL 33314
CURRENT OCCUPANT	6191 SW 45 ST	UNIT 6169J	DAVIE FL 33314
CURRENT OCCUPANT	6104 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6108 SW 48 CT	UNIT 1	DAVIE FL 33314
CURRENT OCCUPANT	5600 SW 48 ST		DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4350 SW 59 AVE	UNIT D 2	DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 59 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4365 SW 60 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	UNIT 8	DAVIE FL 33314
CURRENT OCCUPANT	4700 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4803 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4848 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4450 SW 61 AVE	BAY 12	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 101	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 102	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 103	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 201	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 202	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 203	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 301	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 302	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 303	DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE	UNIT 304	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 101	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 102	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 103	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 104	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 201	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 202	DAVIE FL 33314

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CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 203	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 301	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 302	DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE	UNIT 304	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 101	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 102	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 103	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 104	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 202	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 301	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 302	DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE	UNIT 304	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 101	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 102	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 103	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 104	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 204	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 301	DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY	UNIT 304	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 2	DAVIE FL 33314
CURRENT OCCUPANT	6005 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 423	DAVIE FL 33314
CURRENT OCCUPANT	5986 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER		DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 111	DAVIE FL 33314
CURRENT OCCUPANT	4950 SW 61 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4300 SW 57 TER		DAVIE FL 33314
CURRENT OCCUPANT	5930 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	5942 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	4822 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	5800 ORANGE DR		DAVIE FL 33314
CURRENT OCCUPANT	5927 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	6101 SW 45 ST	UNIT A	DAVIE FL 33314
CURRENT OCCUPANT	4810 SW 59 TER		DAVIE FL 33314
CURRENT OCCUPANT	6220 SW 47 CT	UNIT 608	DAVIE FL 33314
CURRENT OCCUPANT	4785 SW 62 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4775 SW 62 AVE		DAVIE FL 33314
CURRENT OCCUPANT	6245 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6255 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	4780 SW 63 TER		DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 113	DAVIE FL 33314
CURRENT OCCUPANT	5730 SW 44 ST		DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY		DAVIE FL 33314

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CURRENT OCCUPANT	4850 SW 63 TER	UNIT 121	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 112	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 123	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 133	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 114	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 134	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 231	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 233	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 234	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 312	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 332	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 333	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 314	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 324	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 334	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 421	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 422	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 413	DAVIE FL 33314
CURRENT OCCUPANT	4850 SW 63 TER	UNIT 424	DAVIE FL 33314
CURRENT OCCUPANT	6113 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	6115 SW 48 CT		DAVIE FL 33314
CURRENT OCCUPANT	4705 SW 62 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 62 WAY		DAVIE FL 33314
CURRENT OCCUPANT	4730 SW 62 WAY		DAVIE FL 33314
CURRENT OCCUPANT	4725 SW 62 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4715 SW 62 AVE		DAVIE FL 33314
CURRENT OCCUPANT	6245 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6265 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6265 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6265 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6265 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6265 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6245 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6255 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6255 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6245 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6265 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6255 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6255 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6255 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6255 SW 47 MNR		DAVIE FL 33314
CURRENT OCCUPANT	6255 SW 47 MNR		DAVIE FL 33314

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CURRENT OCCUPANT	4840 SW 58 AVE		DAVIE FL 33314
CURRENT OCCUPANT	5700 GRIFFIN RD 110	UNIT 110	DAVIE FL 33314
CURRENT OCCUPANT	5700 GRIFFIN RD 120	UNIT 120	DAVIE FL 33314
CURRENT OCCUPANT	5700 GRIFFIN RD 130	UNIT 130	DAVIE FL 33314
CURRENT OCCUPANT	5700 GRIFFIN RD 140	UNIT 140	DAVIE FL 33314
CURRENT OCCUPANT	5700 GRIFFIN RD 150	UNIT 150	DAVIE FL 33314
CURRENT OCCUPANT	5700 GRIFFIN RD 100	UNIT 100	DAVIE FL 33314